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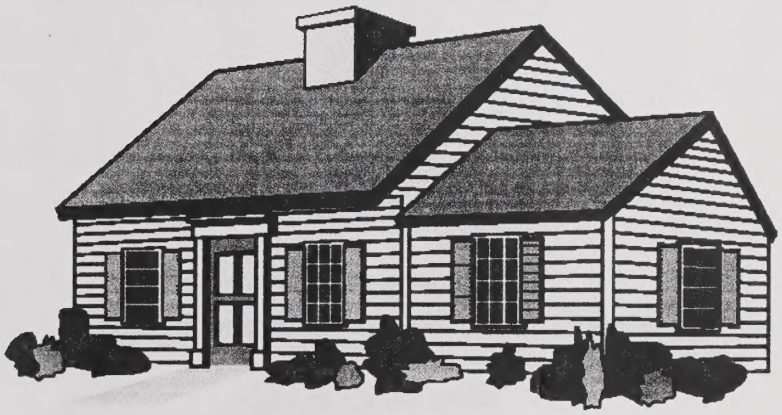
CITY OF CHOWCHILLA

HOUSING ELEMENT



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March 2004

Quad Knopf

City of Chowchilla
Housing Element

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Submitted to:

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Adopted March 30, 2004

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CHAPTER ONE

INTRODUCTION

CHAPTER ONE – INTRODUCTION

Housing Element Intent

The Housing Element is one of seven General Plan Elements that is mandated by California State Law. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, the Housing Element is intended to:

1) Provide comprehensive housing-related information through the compilation of data from numerous sources;

2) Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock;

3) Act as a tool for coordination between governmental bodies and the local building industry;

4) Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;

5) Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems; and,

6) Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and act as a meaningful guide to decision-makers considering housing-related issues.

According to California Government Code Section 65581, it is the intent of the Legislature in enacting Housing Element Law:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

Current State Housing Element Law

State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements. Housing element law also requires elements be in compliance with State law and report their written findings to the local government.

Current state law delineating Housing Element requirements, is found in California Government Code Sections 65580 through 65589.8, Chapter 1143, Article 10.6. The law is administered by the State Department of Housing and Community Development (HCD).

Section 65583 states, "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community". The housing element shall contain the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing needs in accordance with Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities as identified in the analysis pursuant to paragraph (6), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities identified pursuant to paragraph (6).

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental housing units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

State Required Local Program Strategy

Housing program requirements call for development of a local housing program strategy consisting of two primary components; a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

Scope - Description of Geographic Area

The City of Chowchilla is located approximately 14 miles northwest of Madera and 18 miles southeast of Merced in the San Joaquin Valley in California, (reference Figures 1-1 and 1-2). Chowchilla is situated within the northwestern section of Madera County. Incorporated in 1923, Chowchilla is one of only two incorporated cities in Madera County. Principal highway access to Chowchilla is via State Highway 99, which runs along the eastern boundary of the City in a general north/south direction and State Highways 233 and 152 to the west.

The topography of the community is characterized by flat land approximately 235 feet in elevation. The local climate is typical of the San Joaquin Valley. Average daily temperatures are 44 degrees in January to 80 degrees in July. The summer months are typically dry and warm and the winter months are typically cool with occasional fog. Average annual rainfall is 11.2 inches, January being the wettest month of the year with 1.9 inches of precipitation.

History of Chowchilla

The Chowchilla Indians lived along the several channels of the Chowchilla River in the plains region of Central California. Chowchilla's colorful past began in the spring of 1844 when John Fremont and his party were making their way across what is now Madera County.

Mr. Orlando A. Robertson was born in Prosperity, Pennsylvania on August 18, 1858. Having lost his mother when only a small child, he was raised by an aunt on a farm near the place of his birth. By thrift and hard work, he managed to secure an education, finally graduating from the California Normal School at California, Pennsylvania.

Mr. Robertson became a wealthy landowner and around 1910, became interested in land development in California. At the time Robertson became interested in the Chowchilla area, he was estimated to be worth over four million dollars. Robertson believed that Chowchilla was ready for immediate development and held ambitious hopes for transforming the land into prosperous farms.

On May 22, 1912, Robertson purchased the Chowchilla Ranch from the California Pastoral & Agricultural Company Ltd. Over half of this ranch was divided into tracts for sale to farmers and the northeast corner of the property was set aside for the site of the town which became known as Chowchilla.

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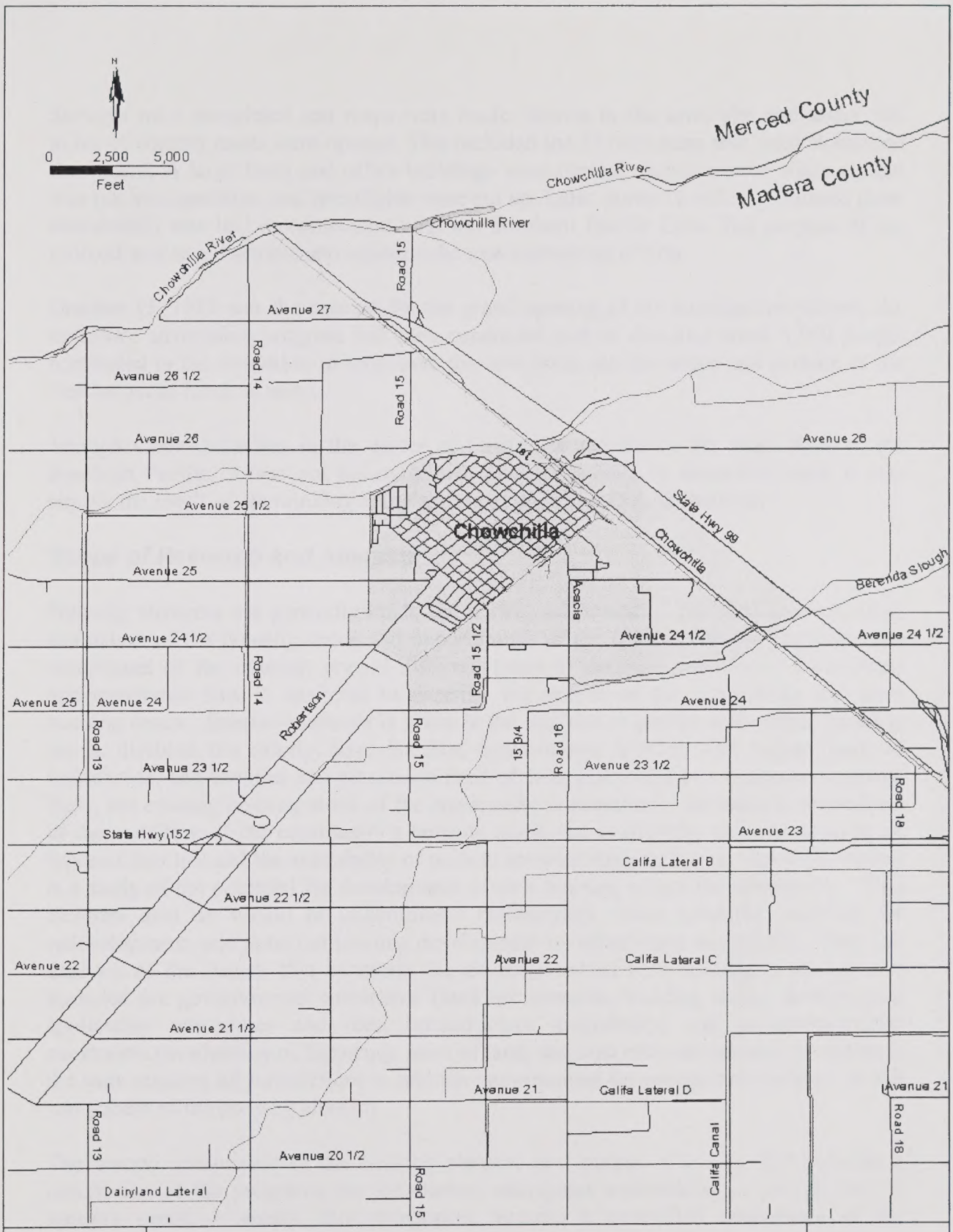
REGIONAL MAP
HOUSING ELEMENT

Figure
1 - 1



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CITY OF CHOWCHILLA CITY LIMITS
HOUSING ELEMENT

Figure
1 - 2

Surveys were completed and maps were made. Streets in the town site and about 300 miles of country roads were opened. This included the 12 mile palm tree lined Robertson Boulevard. A large hotel and office buildings were erected. Soon, a town water system was put into operation and streetlights were put up. Later, some 12 miles of railroad (now abandoned) was laid in connection with the Southern Pacific Line. The purpose of the railroad was to aid settlers and expedite the new colonizing efforts.

October 15, 1912 was the date set for the grand opening of the colonization project. An extensive advertising program had been conducted and on that date some 4,000 people responded to the invitation to look over the new land, see the rodeo and partake of the free barbecue lunch at noon.

Though Chowchilla lies in the center of California and beside the main lines of the Southern Pacific, it was not the outgrowth of a geographic or economic need. It was simply the result of the thinking and planning of one man: O.A. Robertson.

Scope of Research and Analysis

Housing elements are generally made up of two components. The first consists of an evaluation of the housing needs and opportunities of the community. In preparing this component of the element several different types of data are examined. First, basic socioeconomic data is analyzed to describe the people of the community and their housing needs. Special emphasis is given in the analysis to groups with unique housing needs: disabled, the elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter/transitional housing. Next, the existing housing stock of the community is examined. Included is an analysis of the condition of the community's housing stock, the availability of units to serve all types of families and the availability of units to serve all income levels. The third section is a study of the potential for development of new housing within the community. This includes data on vacant or underutilized residentially zoned property, potential for redevelopment, and potential housing development on other types of property. Next, an analysis of the factors that constrain the development of new housing is carried out. Included are governmental constraints (land use controls, building codes, development application procedures and fees, infrastructure availability) and nongovernmental constraints (availability of financing, price of land, and cost of construction). In addition, the state requires all jurisdictions to address opportunities for energy conservation in this component of the housing element.

The second component of the housing element is a course of action that includes a description of the programs the jurisdiction anticipates undertaking to provide for its housing needs. Usually, this component includes a quantified assessment of the communities housing needs. Once those needs have been identified, housing goals and policies are set. Each jurisdiction is required to include a housing program which does the following:

1. Identify adequate sites to meet housing needs
2. Assist development of low- and moderate-income housing
3. Address identified and potential governmental and nongovernmental constraints
4. Conserve and improve the existing housing stock
5. Promote equal housing opportunities
6. Provide programs to meet other identified housing needs

The housing program must include quantified objectives, identify the individuals or agencies responsible for carrying out the program and propose an implementation schedule. This element also includes potential funding resources in support of implementation.

Organization of the Housing Element

Chapter 1 states the relationship of the General Plan Housing Element to California State Law. It also states the overall intent of the Housing Element, establishes the geographic boundaries of the project area and provides an overview of the organization of the 2004 Housing Element.

Chapter 2 reviews and evaluates the previous Housing Element's goals, policies, objectives and programs related to the effectiveness of the Element, appropriateness of the goals, polices, objectives and programs and the progress in implementing the programs. Determinations are made where the previous Housing Element met, exceeded, or fell short of what was anticipated. Recommendations are made for inclusion in the 2004 Element.

Chapter 3 discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.

Chapter 4 discusses land that is available for housing development and the City infrastructure capacity.

Chapter 5 describes market, governmental and non-governmental constraints that may limit adequate housing development or availability at an affordable cost.

Chapter 6 identifies goals, policies and programs relative to the housing needs identified in previous chapters.

Chapter 7 discusses the various programs that will comprise the Implementation Plan for the RNNA Madera County and Years Housing Element, and provides a financial analysis of recommended programs.

Relationship of the Housing Element to Other Plans

Several plans exist in addition to the Housing Element, which affect either directly or indirectly, the development of housing. These include the other elements of the City's General Plan. The following section describes the relationship between the Housing Element and other plans.

THE GENERAL PLAN

The Government Code requires that general plans contain an integrated, internally consistent set of policies. When any one element of the general plan is revised, and particularly when new policies and priorities are proposed, the other elements must be reviewed to ensure that internal consistency is maintained. During preparation of the Housing Element, such a review was carried out by Quad Knopf (project consultant) who determined that the revised Housing Element was consistent with the rest of the General Plan. The following paragraphs outline the relationship of the Housing Element and its policies to other elements of the City of Chowchilla's adopted General Plan.

Land Use

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the city. As such, the Land Use Element sets the upper limit of acreage that will be used for housing. The standards set in the Land Use Element determine the density to which residential areas can be developed and so sets the upper limit for the number of housing units that can be developed in the City. The Land Use Element also addresses the development of other land uses such as industrial, commercial and professional offices that create demand for housing in the City. Finally, the Land Use Element must also identify areas subject to flooding.

Circulation Element

The Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purposes of the Circulation Element are to coordinate the transportation and circulation system with planned land uses; promote the efficient transport of goods and the safe, effective movement of all segments of the population; make efficient use of existing transportation facilities; and promote and protect environmental quality and the wise and equitable use of economic and natural resources. In carrying out these purposes the Circulation Element attempts to create a convenient living environment for residents of Chowchilla.

Conservation Element

The Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The purposes of the Conservation Element are as follows: To promote the protection, maintenance and use of the community's natural resources, with special emphasis on scarce resources and those that require special control and management; prevent the wasteful exploitation, destruction, and neglect of natural resources; and, recognize that the natural resources of the community should be maintained for their ecological value as well as for their direct benefit to people. The Conservation Element should maintain and enhance the natural living environment of the people of Chowchilla. In addition, it provides means to help determine those areas, which should not be developed for housing or other land uses but should be preserved as a natural resource.

Open Space

The Open Space Element is in many ways similar to the Conservation Element. The purposes of the Open Space Element are to: assure that open space be recognized as a scarce resource to be preserved; discourage "leapfrog" development and thereby eliminate or discourage unnecessary increases in the cost of community services; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber. The interrelationship between the Open Space Element and other elements of the general plan is one of the clearest. Among other things, state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space Element. In addition, the Open Space Element can also require dedication of land or payment of in-lieu fees to provide needed open space. These policies can both decrease the availability of housing and increase the cost of residential development.

Noise

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise level less than 65 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living environment in the City. However, they also decrease the land available for residential development and increase the cost of construction.

Safety Element

The Safety Element of the General Plan identifies hazards to the public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting therefrom. The Safety Element identifies hazards related to

fire, geologic hazards, crime, earthquake activity, and storage of hazardous materials. The affect of the Safety Element on the Housing Element is an indirect one related to the increase in cost of housing due to the required mitigation measures.

Application and Flexibility of the Document

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Chowchilla to achieve the fair share allocation and estimated quantified objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments over the next five years. Specific possible programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocations may change over the planning period and other options may need to be explored to achieve the identified goals.

Public Participation

A broad community commitment is essential to the City's ability to establish and carry out programs addressing local housing issues. Accordingly, a key objective of the Housing Element is to increase the public's awareness of the specific housing related needs and problems of the community, as well as programs and projects, which will effectively meet those needs. The adoption of this Housing Element is only one step towards ensuring the provision of suitable housing for all residents of Chowchilla. Continued pursuit of the programs and projects set forth in this Element must take the form of active participation by both the public and private sectors in a variety of projects addressing local housing needs.

Section 65583(c)(6)(B) of the Government Code states that "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort."

Preparation of the Housing Element Update was conducted by Quad Knopf consultants in conjunction with City staff beginning on February 20, 2004. Because of staff constraints, the project was not started as soon as preferable and consequently other avenues were used to employ public input.

A Review Committee was established of housing advocates, developers, special needs groups and representatives, and other interested parties as detailed in Chapter 7. A letter of explanation was sent with the first mailing explaining the Housing Element process and how the members could provide comment. A notice was also placed in the local newspaper inviting citizens to review the Element at City Hall as it was being developed.

Finally, a noticed joint public hearing was held before the Planning Commission and City Council prior to consideration of adoption on March 30, 2004.

Sources of Information

Several sources of information have been used to document recent demographic and housing trends in Chowchilla. Data from the 1990 and 2000 U.S. Census were used for comparative purposes for many of the tables in this report. Other sources of data include the State Department of Finance (DOF), Employment Development Department (EDD), the County of Madera, City General Plan elements, and the Final Allocation Plan for Madera County's Regional Housing Needs for 2003 through 2008.

CHAPTER TWO

EVALUATION OF THE 1992 HOUSING ELEMENT

CHAPTER TWO – EVALUATION OF THE 1992 HOUSING ELEMENT

The City of Chowchilla has reviewed and evaluated the 1992 Housing Element pursuant to Government Code Section 65588, which states that each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal" – Based on the above analysis, some policies have been coalesced to enfold relevant issues in a collective unit and determinations have been made as to whether or not each program should be kept as is, modified, or eliminated. A description is given regarding the changes or modifications to the program that are being made in this 2003 Housing Element.

Section 65588 (a)(2): "Effectiveness of the housing element in attainment of the community's housing goals and objectives" - The City of Chowchilla has reviewed the results of the previous element's goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "Progress of the City in implementation of the housing element" - The City of Chowchilla has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous element's stated goals, objectives and policies.

Effectiveness of the Previous Housing Element

The 1992 Housing Element program strategy focused on the accomplishment of objectives and implementation of policies in the following nine categories:

1. Assure the adequate provisions of sites for housing;

2. Ensure adequate provision of housing for all household income groups;

3. Implement Redevelopment Agency through the preparation of a Redevelopment Plan;

4. Establish a Joint Housing Authority;

5. Address and, where appropriate and possible, remove governmental constraints to the development, improvement and maintenance of City's housing stock;

6. Conserve and enhance existing housing stock;

7. Create housing opportunities for households with special needs;

8. Ensure that all residents have access to housing regardless of race, creed, color or religion; and

9. Promote energy conservation/efficiency.

The existing City of Chowchilla Housing Element has as its overall goals:

- to be consistent with state and federal housing goals, and

- to be committed to provide for a decent home and suitable living environment for every individual and family.

To implement these overall purposes, the City of Chowchilla Housing Element carried over its nine general goals from 1986. These nine goals and their underlying objectives are listed in the Table 2-1 summary of the 1992 Housing Element goals, objectives, and policies. The table identifies the Agency responsible for implementing the program, and lists specific accomplishments since 1992. During review, it was determined whether or not the policy or program had been successful, and made recommendations on keeping the policy as-is, eliminating the policy, or modifying the policy for the 2003 Housing Element. Recommended modifications are listed in the right column, and will be incorporated in the 2003 Housing Element Goals, Policies and Programs contained in Chapter 6 of this Element.

Table 2-1
Existing Housing Policies and Programs

CITY OF CHOWCHILLA GOALS AND OBJECTIVES

Goal 1: Assure the adequate provisions of sites for housing.

Objective A: Provide adequate sites at suitable locations to accommodate a range of housing responsive to the needs of all income groups.

Objective B: Disperse affordable housing throughout the community to avoid over concentration in any one area.

Goal 2: Ensure adequate provision of housing for all household income groups.

Objective A: Provide adequate housing supply to meet the needs of very low-, low- and moderate-income groups.

Goal 3: Implement Redevelopment Agency through the preparation of a Redevelopment Plan.

Objective A: Fund the preparation of a Redevelopment Plan for the City of Chowchilla.

Objective B: Prepare and adopt a housing section which includes funding for a new and rehabilitated housing part of the Redevelopment Plan.

Goal 4: Establish a Joint Housing Authority.

Objective A: Provide for the fair share funding of assisted housing opportunities in the City of Chowchilla for residents of the City.

Objective B: Create an effective and efficient housing delivery system which provides needed housing services to the City of Chowchilla and its residents.

Goal 5: Address and, where appropriate and possible, remove governmental constraints to the development, improvement and maintenance of City's housing stock.

Objective A: Ensure that the review and approval process for residential projects does not create unreasonable obstacles to development.

Goal 6: Conserve and enhance existing housing stock.

Objective A: Conserve and enhance existing neighborhoods, particularly affordable housing in older areas of the City.

Objective B: Maintaining community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

Objective C: To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Goal 7: Create housing opportunities for households with special needs.

Objective A: To encourage new and redevelopment projects to meet the special needs of residents of the City.

Goal 8: Ensure that all residents have access to housing regardless of race, creed, color or religion.

Objective A: Support the strict observance and enforcement of anti-discrimination laws and practices.

Goal 9: Promote energy conservation/efficiency.

Objective A: To promote energy conservation activities in all residential housing developments.

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
1. PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT						
Policy 1.1	The General Plan shall designate sufficient vacant land for residential development to accommodate anticipated population growth projections.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 1.2	Encourage housing development on vacant lots within existing developed areas of the City where public infrastructure is in place.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 1.3	Promote balanced, orderly growth to minimize unnecessary development costs of housing.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 1.4	Take in account the location of affordable housing relative to employment, transportation, and other facilities.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 1.5	Review and update Chowchilla's General Plan on a regular basis to ensure that growth trends are accommodated.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 1.6	Encourage the development of various types of housing opportunities in all residential areas.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Established under Policy 2.1

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Action 1.a.	The City will prepare a five-year land use update as part of its General Plan update. As part of that update adequate sites will be identified to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the very low- and low-income groups.	City of Chowchilla Planning Department	There are available R-2 and R-3 properties within the City Limits; annexations will occur to provide for more residential, including multi-family.	☒ Successful ☐ Unsuccessful ☐ Neutral	☒ Keep Program ☐ Eliminate Program ☐ Modify Program	The City is currently updating its General Plan and has completed a Land Use Survey for the purpose of identifying available properties for multi-family development. Scheduled completion, including annexations, is 2004
Action 1.b.	The City will establish a set of reference maps with zoning, infrastructure and other relevant development information to provide for future review and analysis of zoning within the jurisdiction, and to assist developers in locating appropriate sites for affordable housing.	City of Chowchilla Planning Department	The City of Chowchilla has created CAD maps for all of their Master Plans which will assist in locating appropriate sites. Electronic mapping also aids in efficient updating as changes occur.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
Action 1.c.	The City will investigate ways to encourage urban infill. In this study current development policies will be analyzed and programs formulated for providing incentives such as permitting higher densities under certain conditions, expediting processing of site plans, etc.	City of Chowchilla Planning Department	The City of Chowchilla has been successful with infill lots having two or more units and having a zone district that it is permitted in	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Action 1.d.	The City will prepare an inventory of government owned land within the City and its "Sphere of Influence", and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will approach developers and funding agencies to facilitate development of the sites with assisted housing.	City of Chowchilla Planning Department	The City of Chowchilla has prepared an inventory of land within the City and its Sphere of Influence	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Not enough staff to complete analysis. Full time, in-house planning staff will aid the completion of programs.
Action 1.e.	The City will identify and apply for additional Community Development Block Grant (CDBG) funds to either acquire or extend necessary services to in-fill parcels for housing development.	City of Chowchilla Planning Department	The City of Chowchilla has utilized CDBG funds in TIG areas for public works improvements in connection with rehab projects.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	
Action 1.f.	The City will develop location criteria to ensure that affordable housing is dispersed throughout the City, and that medium high density zoning is located in relation to employment centers, transportation corridors and other public facilities.	City of Chowchilla Planning Department	Location criteria developed. The City of Chowchilla has set out land uses for medium and high density in relation to transportation corridors	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	
2. ENSURE ADEQUATE PROVISION OF HOUSING FOR ALL HOUSEHOLD INCOME GROUPS						
Policy 2.1	Designate adequate medium and medium-high density areas on the General Plan to provide for the development of apartments and other forms of high-density housing.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Policy 2.2	Pursue funding under federal and state programs for affordable housing construction and rehabilitation.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 2.3	Promote balance, orderly growth to minimize unnecessary development costs of housing.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Stated in Policy 1.3
Policy 2.4	Work with for profit and non-profit housing developers to identify potential projects and sources of funding to develop very low-, and low- and moderate-income housing.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Covered under Policy 2.2
Policy 2.5	Provide density bonuses to homebuilders proposing to include a minimum specified percentage of very low- and/or low-income housing within residential zoning districts to increase supply of affordable housing.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 2.6	Encourage the development of second units in appropriate residential zoning districts to increase supply of affordable housing.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	
Action 2.a.	The City will investigate financing a nonprofit organization such as Self Help Enterprises to provide application for, and administration of, the California Housing Rehabilitation Program-Owner (CHRP-O) Program.	City of Chowchilla Planning Department	The City of Chowchilla has contracted with Self-Help Enterprises for all housing program administration. CHRP-O programs have not been readily available.	☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	

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Action 2.b.	The City will support the efforts of for profit and non-profit housing corporations (i.e., Self Help Enterprise) to develop affordable housing.	City of Chowchilla Planning Department	The City of Chowchilla has contracted with Self-Help Enterprises to develop programs for the non-profit housing corporations.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Quantify; add recruitment program for multi-family development.
Action 2.c.	The City will review and, if necessary, amend the Zoning Ordinance annually for consistency with state law regarding density bonuses for the provisions of very low- and low-income housing.	City of Chowchilla Planning Department	The City of Chowchilla is in the process of updating its zoning ordinance, however, we do allow density, consistent with state law	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Combine 2.c., 2.d., and 2.e. Complete in 2004
Action 2.d.	The City will review the Zoning Ordinance for consistency with requirements of state law regarding second units, and develop standards that encourage this type of housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods.	City of Chowchilla Planning Department	The City of Chowchilla is in the process or updating its zoning ordinance consistent with state law.	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Combine 2.c., 2.d., and 2.e. Complete in 2004.
Action 2.e.	The City will review it's zoning ordinance for zone districts that will provide housing densities pursuant to state law to provide housing opportunities for the very low- and low-income groups.	City of Chowchilla Planning Department	The City of Chowchilla is in the process or updating its zoning ordinance consistent with state law.	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Combine 2.c., 2.d., and 2.e. Complete in 2004

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Action 2.f.	The City of Chowchilla will encourage developers to make application for FmHA 502 Interest Subsidy programs, and will work with and assist those developers. The City will take actions necessary to expedite processing and approvals for such projects.	City of Chowchilla Planning Department/ Private Developers	The City is in the process of developing an application that would expedite the process and approval for FmHA 502 Interest Subsidy Program	☐ Successful ☒ Unsuccessful ☐ Neutral The City has not had anybody request this information. However, we will try and encourage	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Modify to include Action 2.g.
Action 2.g.	The City of Chowchilla will contact Self Help Enterprises and other nonprofit developers to inform them of Chowchilla's participation in this program. Moreover, the City of Chowchilla will establish a procedure to provide pre-application review of projects to expedite their timely approval. This program provides direct loans to individuals of low- to moderate-income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and may be from as low as one percent to market rate. The ability to achieve this objective is contingent upon the market conditions during the plan period, interested developers, the availability of City staff and congressional authorization to issue such bonds.	City of Chowchilla Planning Department/ Private Developers	The City of Chowchilla has contracted with Self-Help Enterprises for all of the City's housing programs	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Delete program detail description and add to 2.f.

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Action 2.h.	The City of Chowchilla will establish a policy regarding the allocation of a percentage of its housing set aside for development by nonprofit developers such as Self Help Enterprises.	City of Chowchilla Planning Department/ Non-Profit Developers	The City's Project Area is relatively new and just beginning to earn significant funds. City Policy establishes the 20% set-aside for housing activity. Programs are in development and the City has land zoned appropriately for this action.	☒ Successful ☐ Unsuccessful ☐ Neutral Limited funding has been used to leverage CDBG and HOME.	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Redevelopment Project Area established in 2000.
3. IMPLEMENT REDEVELOPMENT AGENCY THROUGH THE PREPARATION OF A REDEVELOPMENT PLAN						
Policy 3.1	Prepare funding necessary to prepare the Redevelopment Plan.		Completed 2000		☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Redevelopment Plan completed
Policy 3.2	Work with property owners to expand housing opportunities within and outside the Redevelopment Plan area boundaries.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Redevelopment tax increment funded activity to be incorporated in general housing goals.
Policy 3.3	Work with non-profit or public agencies to establish assisted housing programs as necessary to expand the supply of affordable housing.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Redevelopment tax increment funded activity to be incorporated in general housing goals.
Action 3.a.	The City will research and pursue potential funding mechanisms for the preparation of a Redevelopment Plan.	City of Chowchilla, City Administrator	The City of Chowchilla developed and approved a Redevelopment Plan in 2000.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	

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Action 3.b.	The City will prepare and adopt a Redevelopment Plan either by using staff resources or private consultants.	City of Chowchilla, City Administrator	Same as Action 3.a.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
4. ESTABLISH A JOINT HOUSING AUTHORITY						
Policy 4.1	A Joint Housing Authority should be directed by representatives of the cities and county.		See Action 4.a.		☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	Modify and combine 4.1, 4.2 and 4.3.
Policy 4.2	The City of Chowchilla should participate in housing programs to the extent the demand for assisted housing exists in the City and available budget resources allow.		See Action 4.a.		☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Modify and combine 4.1, 4.2 and 4.3.
Policy 4.3	Management of the Joint Housing Authority should rest with a professional agency whose staff and resources are adequate to meet the needs of the Cities of Chowchilla and Madera and the County of Madera as a whole.		See Action 4.a.		☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Modify and combine 4.1, 4.2 and 4.3.
Action 4.a.	The City will begin negotiations with the City of Madera Housing Authority and the County of Madera to form a Joint Housing Authority.	City of Chowchilla Administrator	A joint authority was not established. The County of Madera and the cities of Madera and Chowchilla each operate its own Housing Authority (HA). Chowchilla contracts with Madera	☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	

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			City HA for administration purposes.			
If Joint Housing Authority is Adopted						
Action 4.b.	The City will work with the Joint Housing Authority and seek Article XXXIV approval within the City of Chowchilla to facilitate the funding of housing for very low- and low-income families.	City of Chowchilla/ Joint Housing Authority		☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
Action 4.c.	The City will support the Joint Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Program which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.	Joint Housing Authority		☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
Action 4.d.	The City of Chowchilla will encourage developers to make application for California Housing Finance Agency (CHFA) AB 333 Subsidized Rental allocations which provide subsidized interest rates and operating subsidies to developers of rental housing projects. Under this program, rents for the units are guaranteed often in conjunction with the Section 8 rental subsidy program.	Private Developers		☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	

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Action 4.e.	The City will work with the Joint Housing Authority and seek Article XXXIV approval within the City of Chowchilla to facilitate the funding of housing for very low- and low-income families.	Joint Housing Authority		☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
Action 4.f.	The City will support the Joint Housing Authority Administration of the Section 8 Moderate Rehabilitation Program. The Joint Housing Authority will solicit proposals from owners who have units that do not meet minimum quality housing standards and are interested in putting their units in the program. If rehabilitation is deemed feasible, the property owner will be responsible for making all required improvements, and when completed, will execute a 15-year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Section 8 program in order to provide additional income for repaying the cost of rehabilitation.	Joint Housing Authority		☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
5. ADDRESS AND, WHERE APPROPRIATE AND POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT; IMPROVEMENT AND MAINTENANCE OF CITY'S HOUSING STOCK						
Policy 5.1	Explore possible modifications to the Zoning Code which could increase the development of affordable housing.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	Combine 5.1, 5.3, 5.4

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Policy 5.2	Continue to plan for the timely and adequate expansion and/or improvement of public infrastructure to coincide with housing development and improvements.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	
Policy 5.3	Continue efforts to streamline the local permit approval and review processes.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine 5.1, 5.3, 5.4
Policy 5.4	Evaluate the City's application, processing and development fees to determine their effect on the cost of providing housing, and consider fee modifications to reduce the cost of housing where appropriate.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine 5.1, 5.3, 5.4
Action 5.a.	The City will review its zoning ordinance annually to identify potential obstacles to the timely development of housing.	City of Chowchilla Planning Department	The City of Chowchilla is in the process of updating its Zoning Ordinance	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	
Action 5.b.	The City will review its development standards annually in order to identify those areas that could result in impediments to the development of new housing opportunities. The City will also evaluate developer-driven amendments to the City development standards provided that sufficient documentation and assurance of effectiveness is provided. The safety and cost effectiveness of maintenance of improvements on a City-wide level	City of Chowchilla Planning Department	The City of Chowchilla is updating its General Plan which addresses land in the sphere of influence. The City has Master Plans for Water, Sewer, and Storm Drainage, and they will be updated as a part of the General Plan	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	

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	will be the governing factor in approving changes to the development standards.					
Action 5.c.	The City will evaluate project applications (i.e., tentative subdivision map, General Plan amendment), and processing and development fees to determine their effect on the cost of providing housing and consider fee modifications to reduce the cost of housing where appropriate.	City of Chowchilla	The City of Chowchilla has a complete application process that outlines all of the developer costs and procedures applicable to the particular application	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	
Action 5.d.	The City of Chowchilla will participate with Madera County in identifying adequate reserves of developable land to address the problem of land costs.	City of Chowchilla Planning Department	Demand for new housing only escalated over the last few years. LAFCO now doing SOI study.	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	The City of Chowchilla is currently working with Madera County on a Sphere of Influence study
Action 5.e.	Revise the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobilehome Park Districts.	City of Chowchilla Planning Department	The City of Chowchilla is updating its Zoning Ordinance as a part of the General Plan process to remove inconsistencies	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	
6. CONSERVE AND ENHANCE EXISTING HOUSING STOCK						
Policy 6.1	The maintenance and repair of existing owner-occupied and rental housing shall be encouraged to prevent deterioration of housing stock in the City.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	

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Policy 6.2	Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Specified as program in Action 6.d.
Policy 6.3	Provide for the removal of all unsafe, substandard dwellings which cannot be economically repaired.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Add as conservation program.
Policy 6.4	Encourage the rehabilitation of substandard and deteriorating housing, where feasible.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Add as conservation program.
Policy 6.5	Continue to apply for federal and state assistance for housing rehabilitation for very low- and low-income households.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Add as conservation program.
Policy 6.6	Periodically survey housing conditions to maintain a current database on housing repair needs.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine with 6.2. into Action 6.d.
Policy 6.7	Insure that new housing is constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Add as conservation program.
Policy 6.8	Encourage application of community design standards which will provide for the development of safe, attractive, and functional housing developments.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Move to under Goal 2.
Policy 6.9	Manage new residential development within the context of a planning framework designed to minimize				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Move to under Goal 2.

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	adverse impacts on the area's natural resource base and overall living environment.					
Policy 6.10	Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 6.11	Promote public awareness of the need for housing and neighborhood conservation.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Move to program and quantify.
Policy 6.12	Manage public housing projects to ensure proper maintenance of the area's public housing inventory.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	
Policy 6.13	Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	
Policy 6.14	Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Development is kept consistent with zoning ordinance and permitting process.
Policy 6.15	Encourage proper maintenance of essential public services and facilities in residential developments.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Covered under Capital Improvements Program activities of City.
Policy 6.16	Encourage available public and private housing rehabilitation assistance programs in communities where such				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Addressed in 6.3, 6.4 and 6.5.

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	action is needed to insure preservation of the living environment.					
Policy 6.17	Encourage the participation of Self Help Enterprises and other nonprofit developers to assist in the rehabilitation and conservation of housing within Chowchilla.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Addressed in 6.1.
Action 6.a.	The City will encourage homeowners to make application for FmHA 504 Single Family Rehabilitation allocations providing home repair loans up to $7,500 at one percent interest to very low-income families for the purpose of making repairs needed for the health and safety of the family and/or the community.	Farmers Home Administration		☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	The City can only refer potential applicants to this federal program; recipient decisions are made by funding agency.
Action 6.b.	Within the City of Chowchilla, the State Department of Housing and Community Development, Codes and Standards Division will inspect mobile home parks on an annual basis for code compliance in accordance with Title 25, Chapter 5, of the California Administrative Code. This Division also inspects on a complaint basis.	Madera County Health Department/ City of Chowchilla Planning Department	The City of Chowchilla coordinates all inspections with the Madera Health Department. The only mobile home park is for rental space and is the responsibility of the state for inspections.	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
Action 6.c.	The City will investigate financing of a nonprofit organization to provide application for and administration of the California Housing Rehabilitation Program-Rental (CHRP-R) Program.	City of Chowchilla Planning Department	The City of Chowchilla has been awarded CDBG funds from the State of California. Between 1992 and 2000	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Covered in Action program 2.a.

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	This program provides low interest rate loans to landlords to facilitate the rehabilitation and remodeling of existing rental units.		the City has rehabbed 42 Homes and from 2000-current the City has rehabbed 5 homes			
Action 6.d.	The City will maintain current information on the condition of housing stock in the City by periodically updating its housing conditions database.	City of Chowchilla Planning Department	The City of Chowchilla contracts with Self-Help Enterprises who conducts surveys for the City. The last one was done in 1999.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Quantify
7. CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS						
Policy 7.1	Ensure that new and redevelopment residential developments include housing accessible to mobility impaired individuals and others with physical conditions that make it difficult for them to use conventional housing, in accordance with federal and state requirements.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	Combine Policies 7.1 through 7.5.
Policy 7.2	Encourage residential opportunities for individuals who need 24-hour non-medical care.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine Policies 7.1 through 7.5.
Policy 7.3	Ensure that new rental housing includes units meeting the needs of large families.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine Policies 7.1 through 7.5.
Policy 7.4	Address the special housing needs of single parents.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine Policies 7.1 through 7.5.

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Policy 7.5	Encourage and consider supporting local private non-profit groups that address the housing needs of the homeless and other disadvantaged groups.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Combine Policies 7.1 through 7.5.
Action 7.a.	The City will implement federal and state requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals.	City of Chowchilla Planning Department	The City of Chowchilla enforces the ADA requirements set forth in Federal Law.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Add SB 520 provisions.
Action 7.b.	The City will require, if appropriate, that affordable housing projects for very low- and low-income groups include a specified percentage of units to meet the needs of persons with physical conditions which require special design considerations.	City of Chowchilla Planning Department	The City of Chowchilla enforces the California Building Codes, which outlines the number of units for handicapped citizens.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Add SB 520 provisions.
Action 7.c.	The City may provide assistance to organizations seeking to develop or convert residential buildings for use as group homes for persons with physical conditions which prevent them from using conventional housing. Assistance could include participation in applying for federal or state funding, and/or waiving of certain fees or development standards.	City of Chowchilla Planning Department	No conversions have been requested over the planning period	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Quantify.

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Action 7.d.	The City will review its zoning ordinances for community care facilities serving six or less individuals to ensure that regulations encourage the development of sufficient numbers and types of residential care facilities pursuant to community need.	City of Chowchilla Planning Department	The City of Chowchilla is currently developing a policy that would encourage the development of sufficient number of types of residential care facilities	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	City is working to create spaces that would allow for facility in a medical arts zone. There is 1 convalescent hospital with vacant land adequate for such development.
Action 7.e.	The City will continue to encourage rental housing developments to contain an appropriate percentage of affordable three and four bedroom dwelling units. City may assist developers in applying for available federal and/or state programs, project density bonuses, and cost- reduction methods.	City of Chowchilla Planning Department	The City of Chowchilla, through Self Help Enterprises secured first time homebuyers dollars. From 1992-2000, the City of Chowchilla has assisted on 33 homes and from 2000-current 9 homes.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Development demand for rentals has not been high, but the City has assisted with First Time Home Buyers providing families of 5 or more with adequately sized units for large family purchase.
Action 7.f.	The City shall evaluate and prepare guidelines for integrating affordable residential projects that may provide housing for lower-income single working parent households and child care services. The City shall pursue federal and state funds for child care services, and work with community-based non-profit and private for-profit organizations for such services.	City of Chowchilla Parks and Recreation Department	The City of Chowchilla is preparing guidelines for providing day care facilities and is working with current day-care providers	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Complete and adopt guidelines.

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Action 7.g.	The City of Chowchilla will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and handicapped and will take all actions necessary to expedite processing and approval of such projects. In addition, should the funding become available, the City will facilitate the project by assisting in locating appropriate sites, and will consider the use of the Community Development Block Grant allocation and/or other available resources to either write down the cost of the site or fund infrastructure improvements.	City of Chowchilla Planning Department	The City of Chowchilla works through Self-Help Enterprises on many potential funding sources; however, none have been pursued for senior housing.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Actively pursue AHDC to implement senior and handicapped housing development.
Action 7.h.	The City of Chowchilla will encourage non-profit sponsors and/or the Housing Authority to make application for FmHA 514/516 allocations for rentals which provide a combination of grants and loans to finance the construction Migrant Farm Worker Rental Housing. Public and private non-profit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The ability to achieve this goal is dependent upon the formation of a	Joint Housing Authority and/or non-profit sponsor	At this time, the City has not had interest in this program.	☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
	Joint Housing Authority, interested for profit and non-profit corporations and the availability of funds from FmHA.					
Action 7.i.	The City will support the Joint Housing Authority in undertaking a program of data analysis to define the need for farmworker housing. Existing Census data, EDD data, Self Help Enterprises and County Planning Department studies, and other available data will be used to determine amount, location, and type of housing need in all parts of the County.	Joint Housing Authority	The City of Chowchilla has encouraged the Housing Authority of Madera County through the exchange of information for the determination of housing needed in this area.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	
Action 7.j.	Revise existing Zoning Ordinance, as necessary, during the General Plan Update process to ensure that it does not discriminate against development of homeless shelters (emergency and transitional). Homeless shelters shall require a Conditional Use Permit in districts that allow hotel and motel establishments.	City of Chowchilla Planning Department	The City of Chowchilla is in the process of updating its General Plan and Zoning Ordinance.	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Zoning Ordinance update to include stated zones where homeless and emergency shelters are allowed.
8. ENSURE THAT ALL RESIDENTS HAVE ACCESS TO HOUSING REGARDLESS OF RACE, CREED, COLOR OR RELIGION						
Policy 8.1	Encourage enforcement of fair housing laws throughout the City.				☒ Keep Policy ☐ Eliminate Policy ☐ Modify Policy	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Policy 8.2	Implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Change to program.
Policy 8.3	The City shall provide information and referral services to persons on an as needed basis. The City shall direct residents with discrimination complaints to the State Department of Fair Housing.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Change to program; quantify.
Policy 8.4	The City shall dispense information on local, state and federal housing programs.				☐ Keep Policy ☒ Eliminate Policy ☐ Modify Policy	Covered in action 8.a., 8.b. and 8.c.
Action 8.a.	The City's Planning Department shall provide information on fair housing laws, and refer and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing.	City of Chowchilla Planning Department	The City of Chowchilla has information on the fair housing laws and is continuously updating those as applicable	☐ Successful ☐ Unsuccessful ☒ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	Combine 8.a and 8.c.
Action 8.b.	Develop a directory of services and resources for very low-, low-, and moderate-income households and special needs groups. The directory shall be written in English and Spanish, and made available at the City Hall and targeted areas within the community most likely to be subject to housing discrimination.	City of Chowchilla Planning Department	Was not accomplished due to limited staff to devote to this type of program and keep current; best accomplished by housing advocacy group.	☐ Successful ☒ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Action 8.c.	As a semi-annual community service, the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The information shall be printed in English and Spanish.	City of Chowchilla Planning Department	The City of Chowchilla is working with the Chowchilla News in dedicating space for information on fair housing laws bi-annually as a Public Service Announcement	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☒ Eliminate Program ☐ Modify Program	Combine 8.a and 8.c.
ENERGY CONSERVATION (The City will consider…)						
Policy 1.	Street tree requirements for all new subdivisions along with the requisite irrigation systems to ensure that the trees will be viable.			☒ Did consider ☐ Did not consider	Results: The City of Chowchilla has a Street Tree Policy for new subdivisions	
Policy 2.	Solar water heating systems to supplement gas or electric water heaters for multiple and group family facilities. Policies would also encourage supplementing single family water heating requirements with solar heaters.			☐ Did consider ☒ Did not consider	Results: Due to the additional costs that a solar system would cost, it was determined not effective. However, the City would be interested if the cost would be able to be managed	
Policy 3.	Siting of structures and alignment of streets to make best use of prevailing winds and light patterns through the community. At a minimum, the City should produce information for builders and home buyers on the advantages of favorable home placement.			☒ Did consider ☐ Did not consider	Results: Where applicable, The City consults the developer on those issues using the established policies	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Policy 4.	Participation in energy conservation programs will be encouraged by the City in all new and existing housing units.			☒ Did consider ☐ Did not consider	Results: The City encourages the developers to contact PG&E regarding new improvements in energy conservation.	
9. PROMOTE ENERGY CONSERVATION/EFFICIENCY						
Policy 9.1	Continue to implement state energy conservation standards.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	
Policy 9.2	Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	
Policy 9.3	Encourage maximum utilization of federal, state and local programs which assist homeowners in providing energy conservation measures.				☐ Keep Policy ☐ Eliminate Policy ☒ Modify Policy	
Action 9.a.	Through the City's site plan review process ensure housing construction that is environmentally sound, cost effective, and promotes energy efficiency, and encourage new developments to incorporate housing design and orientation techniques that reflect energy efficient site planning and use of passive solar access standards.	City of Chowchilla Planning Department	The City of Chowchilla requires Title 24 requirements with all new construction and reconstruction of demolished building PG&E mails brochures to residents and supplies the City for counter distribution.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	

POLICY/ ACTION #	POLICY/ACTION	RESPONSIBLE AGENCY	ACCOMPLISHMENTS SINCE 1992	HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 1992-2000 –	KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT?	HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES)
Action 9.b.	On an as needed basis, analyze City Zoning Ordinance and Design Standards to identify and make recommendations for amendments to requirements which inhibit site planning for solar access.	City of Chowchilla Planning Department	Through the assistance with PG&E, the City promotes energy conservation for all units. See above.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	
Action 9.c.	The City shall help lower income homeowners in applying for assistance from other agencies to make energy conservation improvements. There are several programs (i.e., Community Development Block Grant, California Housing Rehabilitation Program Pacific Gas and Electric Company) that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status.	City of Chowchilla Planning Department	Through the assistance with Self-Help Enterprises the City applies for funding that is applicable to Housing in the City of Chowchilla.	☒ Successful ☐ Unsuccessful ☐ Neutral	☐ Keep Program ☐ Eliminate Program ☒ Modify Program	The City's low-income housing rehabilitation programs include energy conservation improvement activities such as weather-stripping, dual pane windows, insulation, energy efficient heating and cooling.

CHAPTER THREE

POPULATION AND HOUSING DATA

CHAPTER THREE - POPULATION AND HOUSING DATA

To adequately plan for any occurrence, change, or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing - a successful strategy must be preceded by an adequate assessment of the community and regional environment. This section discusses the components of housing need, which include the trends between 1990 and 2000 in Chowchilla's population, households, employment base and the type of housing units available. In most areas, countywide data is included for comparative analysis as well.

The analysis that follows is divided into four major subsections. **Population Characteristics** examines the City of Chowchilla in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** explores Chowchilla by families, households, or living groups, to see how past and expected household changes will affect housing needs. **Income and Employment** denotes primary income sources and levels by occupation. A review of the **Housing Stock** discloses the housing environment in Chowchilla as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meet the shelter needs of every segment of the City's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

Population Characteristics

To effectively address and identify existing and future housing needs for the City of Chowchilla, population variables such as demographic and socioeconomic characteristics and trends must be analyzed. The resulting community profile is based on available data from the U.S. Census Bureau, Department of Finance (DOF), State of California, Employment Development Department (EDD), and various other informational sources.

POPULATION TRENDS

The City of Chowchilla was incorporated as a General Law City in 1923. Since incorporation, the City has grown to a population of 14,416 as reported in the 2000 U.S. Census (which includes the 6,876 incarcerated persons at the two women's prisons). The 2000 Census had originally reported 11,127 persons in Chowchilla because only one of the prisons were counted in the census (reference Appendix D for the corrected count). Census 2000 data is used throughout this chapter for comparison with other jurisdictions and consistency. In 1980, the population of Chowchilla was 5,122, and by 1990 the population had increased to 5,930 (reference Table 3-1). This was an increase of approximately 15.8 percent, which was much lower than Madera, Madera County and California's increase in population for the same time period. Throughout this chapter when comparing the County to the City, the County includes Chowchilla's population, households, etc. From 1990 to 2000, the City's population increased 143.1 percent to total 14,416. Madera County and California's population increase from 1990 to 2000

was considerably lower at 47.6 percent and 13.8 percent respectively. Chowchilla's explosive population growth can be attributed to two state prisons which opened during the 1990's. Subtracting the institutionalized population would give Chowchilla a population of 7,540, which is a 27.2 percent increase in population from 1990 to 2000, instead of 143.1 percent.

Table 3-1
Population Growth, 1980-2000
Chowchilla, Madera, Madera County and California

	1980 Number	1990 Number	Percent Change 1980 to 1990	2000 Number	Percent Change 1990 to 2000
Chowchilla	5,122	5,930	15.8	14,416	143.1
Madera	21,732	29,281	34.7	43,207	47.6
Madera County	63,116	88,090	39.6	123,109	39.8
California	23,668,862	29,760,021	25.7	33,871,648	13.8

Source: 1980, 1990, and 2000 U.S. Census
Population growth 1990 – 2000 inclusive of new prison population.

Chowchilla's resident population (not including women's prison) rose 27% in the last decade.

Table 3-2 shows Population Estimates and Projections for Chowchilla and Madera County for the years 2000, 2005, 2010, and 2015. The Department of Finance estimates 9,346 persons in Chowchilla and 152,600 persons in Madera County by 2005 (assuming the same growth percentage for the City as the County). By 2010, Chowchilla is projected to have a population of 10,957 persons and Madera County is projected to have a population of 178,900 persons. The 2005-2015 figures are based on Department of Finance projections from July 1, 2000.

Table 3-2
Population Estimates and Projections, 2000-2015
Chowchilla and Madera County

	2000[1]	2005[2]	2010[2]	2015[2]
Chowchilla[3]*	7,540	9,346	10,957	12,433
Madera County	123,109	152,600	178,900	203,000

Source: [1]2000 U.S. Census.
[2]Department of Finance, Interim County Population Projections, July 1, 2000
[3]Does not include incarcerated population
*Assumes the same population growth percentage as the County

Table 3-3 shows Chowchilla and Madera County's Total Households, Population in Households, and Average Household Size for 1990 and 2000. In 1990, Chowchilla's Average Household Size was 2.61, while the County's Average Household Size was 3.05. Average Household Size in 2000 was 2.94 persons per household for Chowchilla and 3.18 persons per household for the County, indicating that larger or extended

family/households are increasing. This is addressed further in the later discussions on over-crowding and large families.

Table 3-3
Average Household Size, 1990-2000
Chowchilla and Madera County

Area	Year	Number of Households	Population in Households	Average Household Size
Chowchilla	1990	2,180	5,817	2.61
Chowchilla	2000	2,562	7,540	2.94
Madera County	1990	28,370	86,413	3.05
Madera County	2000	36,155	115,009	3.18

Source: 1990 and 2000 U.S. Census

AGE CHARACTERISTICS

Age group changes in the local population provide indicators to future housing needs. Table 3-4 compares age group changes from 1990 to 2000 for the City of Chowchilla. The percentage of children under 10 years of age decreased from 16.9 percent of the population in 1990 to 12.7 percent of the population in 2000. The 10-19 age group decreased from 14.9 percent of the population in 1990 to 11.7 percent of the population in 2000. The 20-34 age group increased from 20.5 percent of the population in 1990 to 27.7 percent in 2000. The 35-54 age group increased from 21.5 percent of the population in 1990 to 32.9 percent in 2000. The 55 and over age group decreased from 26.2 percent in 1990 to 14.8 percent in 2000. The most significant changes (by 5 or more percentage points) were in age ranges 25-34 which increased by 7.2 percentage points, the 45-54 age group which increased by 11.4 percentage points, and the 55 and over age group decreased by 11.4 percentage points. These changes can be attributed to the inclusion of the incarcerated persons in the 2000 Census.

RACE/ETHNICITY CHARACTERISTICS

Table 3-5 shows the ethnic composition of Chowchilla's population. Between 1990 and 2000, although the actual number of the White population increased, the percentage of Whites decreased from 87.5 percent of the total population to 63.5 percent. The Black or African American population increased from 0.7 percent to 10.3 percent during the same time period.

These changes in percentage of total population of some races and ethnic groups are true throughout California and the southwest due to ongoing immigration and increases in family sizes, and may be somewhat attributable to the variation of Race and Ethnic data collection in the 2000 Census. The Hispanic or Latino (of any race) population was 14.2 percent of the population in 1990 and increased to 28.2 percent of the population in 2000. The percentage of American Indians, Alaskan Natives, and Asians remained roughly the

same from 1990 to 2000. The Hispanic population is the second largest ethnic group in Chowchilla, and has the highest birth rate.

Table 3-4
Age Distribution, 1990-2000
City of Chowchilla

	1990		2000	
	Number	Percent	Number	Percent
Under 5 Years	511	8.6	692	6.2
5 to 9	491	8.3	725	6.5
10 to 14	457	7.7	669	6.0
15 to 19	424	7.2	634	5.7
20 to 24	334	5.6	805	7.2
25 to 34	883	14.9	2,282	20.5
35 to 44	756	12.7	2,475	22.2
45 to 54	523	8.8	1,195	10.7
55 to 59	235	4.0	361	3.2
60 to 64	276	4.7	250	2.2
65 to 74	560	9.4	491	4.4
75 to 84	369	6.2	410	3.7
85 and Over	111	1.9	138	1.2
Total	5,930	100.0	11,127[1]	100.0

Source: 1990 and 2000 U.S. Census

[1]Only includes data from one of the women's prisons as explained on page 3-1.

Table 3-5
Race and Ethnicity, 1990-2000
City of Chowchilla

	1990		2000	
	Number	Percent	Number	Percent
White	5,186	87.5	7,061	63.5
Black or African American	41	0.7	1,142	10.3
American Indian and Alaskan Native	102	1.7	289	2.6
Asian, Native Hawaiian, Pacific Islander	62	1.0	176	1.6
Some Other Race	539	9.1	1,798	16.2
Two or More Races	N/A	N/A	661	5.9
Total	5,930	100.0	11,127[1]	100.0
Hispanic or Latino (of any race)	840	14.2	3,138	28.2

Source: 1990 and 2000 U.S. Census

[1]Only includes data from one of the women's prisons as explained on page 3-1.

Household Characteristics

HOUSEHOLD TYPE

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population.

Tables 3-6 and 3-7 show household characteristics for the City of Chowchilla and Madera County. As Table 3-6 indicates, Family Households increased in the City of Chowchilla from 72.6 percent of total households in 1990 to 74.5 percent in 2000. Non-family Households decreased from 1990 to 2000 by 1.9 percentage points, and Married-Couple Families remained the same during the same time period. Madera County's percentage of Family Households increased from 78.4 percent in 1990 to 79.1 percent in 2000 and Non-family Households increased 0.6 percentage points for the same time period.

Table 3-6
Household Type Characteristics, 1990-2000
City of Chowchilla

	1990		2000	
	Number	Percent	Number	Percent
Total Households	2,180	100.0	2,562	100.0
Family households (families)	1,582	72.6	1,909	74.5
Married-couple families	1,206	55.3	1,417	55.3
Nonfamily households	598	27.4	653	25.5
Householder living alone	539	24.7	562	21.9
Householder 65 years and over	340	15.6	3,224	125.8
Average Household Size	2.67		2.94	
Total Persons in Households	5,817		7,540	

Source: 1990 and 2000 U.S. Census

Table 3-7
Household Type Characteristics, 1990-2000
Madera County

	1990		2000	
	Number	Percent	Number	Percent
Total Households	28,730	100.0	36,155	100.0
Family households (families)	22,535	78.4	28,610	79.1
Married-couple families	18,089	63.0	22,016	60.9
Nonfamily households	5,835	20.3	7,545	20.9
Householder living alone	4,823	16.8	5,975	16.5
Householder 65 years and over	2,370	8.2	2,786	7.7
Average Household Size	3.05		3.18	
Total Persons in Households	86,413		115,009	

Source: 1990 and 2000 U.S. Census

HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

Chowchilla's Average Household size increased from 2.67 to 2.94 persons per household in the last decade.

As shown in Table 3-6, Average Household Size in Chowchilla was 2.67 Persons Per Household in 1990 and increased to 2.94 Persons Per Household in 2000. Compared to the County, as shown in Table 3-7, where Persons Per Household size increased from 3.05 Persons Per Household in 1990 to 3.18 Persons Per Household in 2000, it is shown that Household Size is rising at a slightly faster pace in the City. The County, however, has consistently had a larger average household size than the City.

HOUSING UNITS

Chowchilla's percentage increase in housing units was less than the County's rate in the last decade.

Table 3-8 identifies total housing units for Chowchilla and Madera County in 1980, 1990 and 2000. The growth rate of housing units in Chowchilla was less than twice that of the County in the last decade. Between the years 1990 and 2000, a total of 440 housing units (U.S. Census data) were added within the City (an increase of 19.4 percent) while Madera County's percentage of housing units increased 31.0 percent to total 40,387 in 2000.

Table 3-8
Total Housing Units, 1980-2000
Chowchilla and Madera County

	1980	1990	1980-1990 Increase (%)	2000	1990-2000 Increase (%)
Chowchilla	2,024	2,271	12.2	2,711	19.4
Madera County	24,607	30,831	25.3	40,387	31.0

Source: 1990 and 2000 U.S. Census

OCCUPIED HOUSING UNITS

Table 3-9 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 1990 and 2000. The 2000 U.S. Census reported that the total number of occupied housing units in the City was 2,562 including 1,480 (56.0 percent) Owner-Occupied Housing Units and 1,126 (44.0 percent) Renter-Occupied Housing Units.

Table 3-9
Occupied Housing Units, 1990-2000
Chowchilla and Madera County

2000	Total Occupied Housing Units	Owner Occupied Housing Units	Owner Occupied Housing Units (%)	Renter Occupied Housing Units	Renter Occupied Housing Units (%)
Chowchilla	2,562	1,436	56.0	1,126	44.0
Madera County	36,155	23,934	66.2	12,221	33.8
1990					
Chowchilla	2,180	1,250	57.3	930	42.7
Madera County	28,370	18,418	64.9	9,952	35.1

Source: 1990 and 2000 U.S. Census

The percentage of Owner-Occupied Housing Units decreased 1.3 percentage points from 1990 to 2000, while the percentage of Renter-Occupied Housing Units increased 1.3 percentage points from 1990 to 2000. As Table 3-9 shows, the County's percentage of Owner-Occupied Housing Units is much higher than Chowchilla's.

HOUSING UNITS BY TYPE

Referencing Table 3-10, the vast majority of units built between 1990 and 2000 were single family. The percentage of Single Family Housing Units (both attached and detached) decreased from 83.3 percent in 1990 to 80.2 percent in 2000. Correspondingly, the percentage of duplexes decreased slightly from 3.2 percent in 1990 to 2.4 percent in 2000, and the percentage of Multiple Family Housing Units increased from 11.4 percent

to 16.1 percent from 1990 to 2000. The percentage of mobilehomes decreased from 1990 to 2000 by 0.4 percentage points.

Table 3-10
Housing Inventory Trends by Unit Type, 1990-2000
City of Chowchilla

	1990 Units	Percent of Total	2000 Units	Percent of Total
Total Housing Units	2,271	100.0	2,715	100.0
1-Unit Detached	1,823	80.3	2,147	79.1
1-Unit Attached	67	3.0	31	1.1
2 Units	72	3.2	65	2.4
3 or 4 Units	67	3.0	189	7.0
5 to 9 Units	82	3.6	56	2.1
10 to 19 Units	71	3.1	46	1.7
20 or More Units	40	1.8	145	5.3
Mobile Home	35	1.5	29	1.1
Boat, RV, Van, etc.	14	0.6	7	0.3

Source: State Department of Finance E-5 estimates.

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units, which is not the case in Chowchilla.

Chowchilla has a healthy vacancy rate at 5.5 percent.

In 2000, Chowchilla's total vacancy rate was 5.5 percent (149 units) (reference Table 3-11) compared to 4.0 percent (91 units) in 1990. Of the total vacant units in 2000, 55 were for rent, 36 were for sale, 7 were rented or sold but not yet occupied, 8 were for seasonal, recreational, or occasional use, and 43 were classified as other vacant. Chowchilla has a healthy vacancy rate at 5.5 percent, whereas Madera County has an unusually high vacancy rate in California at 10.5 percent.

AGE OF HOUSING STOCK

As illustrated in Table 3-12, in 2000, 52.7 percent of Chowchilla's housing stock was built prior to 1970. By 2010, nearly 67 percent (1,808 units) of the City's current housing stock will be over 30 years old. This indicates the potential need for rehabilitation and continued maintenance of these units. The decade with the most new construction was the 1990's with 486 (17.9 percent of the total) units added to the City's housing stock. Only 266 (9.8 percent) homes in Chowchilla were built prior to 1939.

Table 3-11
Vacant Housing Units, 1990-2000
City of Chowchilla

	1990		2000	
	Units	Percent of Total	Units	Percent of Total
Total Housing Units	2,271	100.0	2,711	100.0
Occupied Housing Units	2,180	96.0	2,562	94.5
Total Vacant Units	91	4.0	149	5.5
For rent	24	26.4	55	36.9
For sale only	23	25.3	36	24.2
Rented or sold, not occupied	23	25.3	7	4.7
For seasonal, recreational, or occasional use	4	4.4	8	5.4
For migratory workers	0	0.0	0	0.0
Other vacant	17	18.7	43	28.9

Source: 1990 and 2000 U.S. Census

Table 3-12
Age of Housing Stock
City of Chowchilla

Year Structure Built	Number of Units	Percent of Total
1990 to March 2000	486	17.9
1980 to 1989	421	15.5
1970 to 1979	378	13.9
1960 to 1969	344	12.7
1940 to 1959	820	30.2
1939 or Earlier	266	9.8
Total	2715	100.0

Source: 2000 U.S. Census

Income and Employment

Chowchilla's two largest industries employ 35% of employed residents.

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 2000 Census classified 2,614 civilian and non-civilian persons in the Chowchilla labor force. Table 3-13 shows 2000 Employment by Industry for the City of Chowchilla and Madera County. In Chowchilla, the Educational, Health and Social Services industry employed the most people at 20.5 percent. The second largest employment industry was the Retail Trade industry, which had 14.9 percent of the total employed persons in Chowchilla.

Chowchilla's Employment by Industry is very similar to that of the County. The County's two largest industries are the Educational, Health and Social Services and Agriculture, Forestry, Fishing and Hunting and Mining industries.

Table 3-13
Employment by Industry, 2000
Chowchilla and Madera County

Industry	City of Chowchilla Number	City of Chowchilla Percent	Madera County Number	Madera County Percent
Employed persons 16 years and Over	2,614	100.0	42,166	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	302	11.6	5,916	14.0
Construction	185	7.1	2,773	6.6
Manufacturing	202	7.7	4,264	10.1
Wholesale Trade	140	5.4	1,376	3.3
Retail Trade	389	14.9	4,605	10.9
Transportation and Warehousing, and Utilities	138	5.3	2,106	5.0
Information	32	1.2	770	1.8
Finance, Insurance, Real Estate, and Rental and Leasing	151	5.8	2,025	4.8
Professional, Scientific, Management, Administrative, and Waste Management Services	83	3.2	2,495	5.9
Educational, Health and Social Services	535	20.5	8,114	19.2
Arts, Entertainment, Recreation, Accommodation, and Food Services	173	6.6	3,227	7.7
Other Services (Except Public Administration)	145	5.5	2,074	4.9
Public Administration	139	5.3	2,421	5.7

Source: 2000 U.S. Census

HOUSEHOLD INCOME CHARACTERISTICS

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Three different income measures are relevant to the analysis. They are median income, lower income, and poverty level income.

MEDIAN INCOME

Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e. families, while median household income indicates the income of all households,

including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

Chowchilla's Median Household Income is lower than that for the County and California.

The median income data provides a comparison of current income levels in the Cities of Chowchilla and Madera, the County of Madera, the State of California, and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-14 identifies 1990 and 2000 Median Family and Median Household Income for Chowchilla and Madera County. Madera City, California and U.S. median incomes are also indicated for comparison.

Table 3-14
Median Family and Household Income
1990-2000

	1990		2000	
Area	Median Family	Median Household	Median Family	Median Household
Chowchilla	26,661	21,261	35,741	30,729
Madera	23,284	21,401	31,927	31,033
Madera County	30,246	27,370	39,226	36,286
California	40,559	35,798	53,025	47,493
United States	35,225	30,056	50,046	41,994

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Median Household Income in Chowchilla increased 45 percent from 1990 to 2000 to total $30,729. Median Household Income in 2000 in Chowchilla was lower than the City of Madera, the County, California, and the United States.

LOWER INCOME

An income less than 80 percent of the median, adjusted for family size, is classified as "lower income" by the U.S. Department of Housing and Urban Development, and Section 50079.5 of the California Health and Safety Code.

Using that definition, Table 3-15 identifies the number and percentage of Lower Income Households in Chowchilla and Madera County in 1990 and 2000. In 1990, 39.8 percent of Chowchilla households had incomes at 80 percent or less of the median, and 39.1 percent of Madera County households had incomes at 80 percent or less of the median. In 2000, the number of Lower Income Households in Chowchilla increased 1.5 percentage points from 1990, and the number of Lower Income Households in the

County increased 1.0-percentage points from 1990. In 2000, the percentage of Owner-Occupied Lower Income Households was 20.2 percent of the total number of households and the percentage of Renter-Occupied Lower Income Households was 21.0 percent of the total number of households. The number of Lower Income Households in Chowchilla is based on 80 percent of the Median Household Income, which as noted earlier is lower than the County, California and the U.S.

Table 3-15
Dispersion of Lower Income Households, 2000
Chowchilla and Madera County

	Chowchilla					
			Owner-Occupied		Renter-Occupied	
2000			Number	% of Total	Number	% of Total
Total Households	2,562	100%	1,436	56.0	1,126	44.0
Number of Lower Income Households	1,057	41.3%	518	20.2	539	21.0

	Madera County					
			Owner-Occupied		Renter-Occupied	
2000			Number	% of Total	Number	% of Total
Total Households	36,155	100%	23,934	66.2	12,221	33.8
Number of Lower Income Households	14,497	40.1%	7,503	20.8	6,994	19.3

	Chowchilla		Madera County	
1990	Number	% of Total	Number	% of Total
Total Households	2,180	100	28,730	100
Number of Lower Income Households	868	39.8	11,242	39.1

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

POVERTY LEVEL INCOME

Table 3-16 identifies the number of Chowchilla and Madera County families and individuals, in 1989 and 1999 with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level.

The 2000 U.S. Census indicates that 319 or 16.5 percent of all Chowchilla families had incomes at or below the poverty level in 1999, while, in 1989, 239 or 15.3 percent had poverty level incomes or less. Approximately 15.9 percent of all Madera County families were classified at or below the poverty level in 1999 and 13.1 percent were so classified in 1989. The percentage of individuals at or below poverty level in Chowchilla in 1999

was 19.2 percent compared to the County, which had 21.4 percent of individuals at or below poverty level.

Table 3-16
Families and Individuals Below Poverty Level, 1989 and 1999
Chowchilla and Madera County

	Poverty Status in 1999			
	Families	%	Individuals	%
Chowchilla	319	16.5	1,450	19.2
Madera County	4,581	15.9	24,514	21.4
	Poverty Status in 1989			
	Families	%	Individuals	%
Chowchilla	239	15.3	1,052	18.0
Madera County	3,003	13.1	15,160	17.5

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Chowchilla's percentage of families and individuals below poverty level increased from 1989 to 1999 as did the County's.

Housing Stock

This section of the Housing Element provides a description of existing housing conditions within the City of Chowchilla, based on the 1999 housing condition survey. The Survey was conducted within the City limits by employees of Self-Help Enterprises.

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues established by the California Department of Housing and Community Development. Deteriorating conditions left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Survey Criteria

Structural integrity of area housing stock was surveyed according to accepted survey protocols established by the State Department of Housing and Community Development (HCD). A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories are assigned by the points achieved:

Points	Rating Category
9 or less	Sound
10-15	Minor Repair Needed
16-39	Moderate Repair Needed
40-55	Substantial Rehabilitation Required
56 and Over	Dilapidated and Needs Replacement

Survey Methodology

First, a basic assumption was made that all new housing units lying outside the redevelopment area boundary were considered "sound" and therefore excluded from the survey. It was further specified that mobile homes located in established mobile home parks were not included in the survey.

A basic housing condition ("windshield") survey was completed of all housing not excluded. The initial portion of the survey established the universe of substandard units within all housing areas. The surveyors rated each living unit in the target area as standard or substandard, depending on overall condition, and noted the results on appropriate County Assessor Parcel Maps. "Standard" is defined as a unit with no repair or rehabilitation needs. "Substandard" includes units, which are suitable for rehabilitation, as well as "dilapidated" units. The designation "dilapidated" is applied to units on which only correction of health and safety factors or demolition is economically feasible; i.e., they are too expensive to bring up to the Uniform Housing Code standards.

Lastly, 150 substandard units were randomly selected within the redevelopment area, constituting 22.4 percent of all substandard units. An HCD housing conditions survey form was completed on each unit selected. Survey forms were completed on 23 additional units outside the redevelopment area to maintain approximately the same ratio of substandard units surveyed.

Housing conditions in the City of Chowchilla rated sound, with a few minor exceptions. Referencing Table 3-17, approximately 66.4 percent of the housing units surveyed were rated sound; 4.1 percent were rated having minor repairs needed; 20.2 percent were rated as having moderate repairs needed; 4.3 percent were rated as having substantial repairs needed; and 5.0 percent were rated as having dilapidated conditions.

Based on the survey sample of 173 substandard units, 12.1percent were rated having minor repairs needed; 60.1percent were rated as having moderate repairs needed; 12.7percent were rated as having substantial repairs needed; and 15.1percent were rated as having dilapidated conditions. Applying these same percentages to the total number of housing units citywide, provides a clearer picture of overall housing conditions, detailed in Table 3-17.

Table 3-17
Existing Housing Conditions Survey

Rating	Number	Based on Survey
Sound	1,593	66.4
Minor	93	4.1
Moderate	460	20.2
Substantial	97	4.3
Dilapidated	115	5.0
Total	2,278	100.0

OVERCROWDED HOUSING UNITS

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 U.S. Census and in the 1990 U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

Chowchilla has approximately 318 persons living in overcrowded conditions, 12.4 percent of the total City.

Referencing Table 3-18, the City of Chowchilla contained 169 units of overcrowded housing in 1990 or 7.7 percent of the total Occupied Housing Units. In 2000, overcrowding was 12.4 percent (318 units) of the total Occupied Housing Units. This was a 4.7 percentage point increase from 1990 to 2000. The percentage of overcrowded housing units in the County in 2000 was 2.9 percentage points higher than Chowchilla's.

Table 3-18
Overcrowded Housing Units, 1990-2000
City of Chowchilla

	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	2,180	100	2,565	100
Occupants Per Room				
1.00 or Less	2,011	92.2	2,252	87.9
1.01 to 1.50	**90**	**4.1**	**125**	**4.9**
1.51 or More	**79**	**3.6**	**193**	**7.5**

Source: 1990 and 2000 U.S. Census

Table 3-19 identifies overcrowding by tenure in Chowchilla in 1990 and 2000. The percentage of overcrowded Owner-Occupied Housing Units in Chowchilla in 1990 was 3.2 percent and increased to 8.7 percent in 2000. The percentage of Overcrowded Renter-Occupied Housing Units in Chowchilla in 1990 was 13.8 percent and increased to 17.0 percent in 2000. Utilizing the average number of persons per household of 2.94 multiplied by 487 units, results in a total of 1,432 persons (18.9 percent) living in overcrowded conditions in Chowchilla.

Table 3-19
Overcrowded Housing Units by Tenure, 1990-2000
City of Chowchilla

	2000			
	Owner-Occupied		Renter-Occupied	
Occupants Per Room	Number	Percent	Number	Percent
1.00 or Less	1,307	91.3	945	83.0
1.01 to 1.50	54	3.8	71	6.2
1.51 or More	70	4.9	123	10.8

	1990			
	Owner-Occupied		Renter-Occupied	
Occupants Per Room	Number	Percent	Number	Percent
1.00 or Less	1,209	96.7	802	86.2
1.01 to 1.50	23	1.8	67	7.2
1.51 or More	18	1.4	61	6.6

Source: 1990 and 2000 U.S. Census

Housing Costs

Several types of data are available that can be used to assess changes in housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Chowchilla's housing costs are discussed later in this chapter.

Housing Value

Chowchilla's median home value is 42% less than the County's.

Table 3-20 indicates median housing value for owner-occupied housing units for Chowchilla, Madera, Madera County and California. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. The data concludes that in Chowchilla at the time of the 2000 Census, the median value for owner-occupied units was $83,800. Madera County had a higher median ($118,800), and California had a significantly higher median at $211,500.

Madera City's median value is included for reference. The percentage increase from 1990 to 2000 in Chowchilla for Median Value Owner-Occupied Housing was 35.6 percent compared to 38.6 percent and 8.9 percent respectively for Madera County and California.

Table 3-20
Median Value for Owner-Occupied Housing
1990-2000

Area	1990	2000	1990-2000 Increase (%)
Chowchilla	61,800	83,800	35.6
Madera	68,900	93,600	35.8
Madera County	85,700	118,800	38.6
California	194,300	211,500	8.9

Source: U.S. Bureau of the Census, 1990 and 2000 Census

Table 3-21 indicates the number of units in each value category in Chowchilla in 2000. Of the 1,353 Owner-Occupied units, 900 (66.5 percent) were in the $50,000 to $99,999 price range, 262 (19.4 percent) were in the $100,000 to $149,999 price range and 95 (7.0 percent) were in the $150,000 to $199,999 price range. There were 74 units (5.5 percent) valued at $50,000 or less, and 22 units (1.6 percent) were valued at $200,000 or more.

Table 3-21
Value of Specified Owner-Occupied Housing Units, 2000
City of Chowchilla

Total Specified Owner- Occupied Housing Units	**1,365**	**Percent**
Less than $50,000	74	5.5
$50,000 to $99,999	900	66.5
$100,000 to $149,999	262	19.4
$150,000 to $199,999	95	7.0
$200,000 to $299,999	8	0.6
$300,000 to $499,999	---	---
$500,000 to $999,999	---	---
$1,000,000 or More	14	1.0

Source: U.S. Bureau of the Census, 1990 and 2000 Census

HOUSING COST

Chowchilla's median home price in 2000 was $127,700 less than the state's ($211,500).

U.S. Census data indicates the median value for a Specified Owner-Occupied Unit in 2000 in Chowchilla was $83,800, and in California it was $211,500. As with most communities, the location of the home is one of the biggest factors with regard to price. Compared to the rest of the

state, housing in Chowchilla is still affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

According to the latest Census, 419 Owner-Occupied Households are paying 30 percent or more of their income toward their mortgage and other ownership expenses such as taxes and insurance. Table 3-22 shows that the age groups most affected in Chowchilla are the 35 to 44, and the 45 to 54 age groups.

Table 3-22
Chowchilla Owner-Occupants Overpaying - By Age Group, 2000

Age of Householder	Total Owner-Occupied Households	Number Paying Over 30 Percent	Percent of Total
15-24	25	14	56.0
25-34	133	30	22.6
35-44	184	100	54.3
45-54	327	107	32.7
55-64	187	35	18.7
65-74	249	83	33.3
75 and Over	248	50	20.2

Source: 2000 U.S. Census

Table 3-23 shows that the majority of Owner-Occupants paying more than 30 percent of their income on owner-costs earn less than $35,000 annually. The median household income in 2000 for Madera County was $36,286.

Table 3-23
Chowchilla Owner-Occupants Overpaying - By Household Income, 2000

Household Income	Total Owner-Occupied Households	Number Paying Over 30 Percent	Percent of Total
Less Than $10,000	126	85	67.5
$10,000 to $19,999	257	161	62.6
$20,000 to $34,999	209	112	53.6
$35,000 to $49,999	241	41	17.0
$50,000 to $74,999	314	6	1.9
$75,000 and Over	206	14	6.8

Source: 2000 U.S. Census

Rent

Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. The 2000 Census estimates that gross rent in Chowchilla in 2000 was $545 per month. As of February 2004, rent for 1 to 3 bedroom apartments averaged from between $450 and $750 per month. The Federal Register, October 1, 2003 reported that the Fresno-Madera Area Fair Market Rents used were $840 for 3-bedroom units, $603 for 2-bedroom units, and $504 for 1-bedroom units.

As illustrated in Table 3-24, median gross rent in Chowchilla in 1990 was $401 and increased to $545 in 2000 (35.9 percent increase). Madera County's median gross rent in 2000 was $17 dollars higher than Chowchilla's, at $562. California's median gross rent in 2000 was significantly higher than that of Chowchilla's, at $747. Madera's median gross rent is included for reference. The significant difference in median gross rent between the State of California and Chowchilla can be attributed to market demands, less inflated wage levels, and lower land costs in the Central Valley compared to the larger urban areas of the state.

Table 3-24
Median Gross Rent, 1990-2000

Area	1990 Rent	2000 Rent	1990-2000 % Increase
Chowchilla	401	545	35.9
Madera	412	527	27.9
Madera County	423	562	32.9
California	620	747	20.5

Source: U.S. Bureau of the Census, 1990 and 2000 U.S. Census

Table 3-25 shows Gross Rent by Specified Renter-Occupied Units and price range in Chowchilla in 2000. The percentage of renters paying between $300 and $499 per month in gross rent in the year 2000 was 32.4 percent, and 30.3 percent for those paying between $500 and $749 per month in gross rent. Only 3.6 percent of Chowchilla residents were paying more than $1,000 per month on gross rent.

Table 3-25
Gross Rent by Specified Renter-Occupied Units, 2000
City of Chowchilla

Specified Renter-Occupied Units	1,130	Percent
Less than $200	32	2.8
$200 to $299	68	6.0
$300 to $499	366	32.4
$500 to $749	342	30.3
$750 to $999	226	20.0
$1,000 $1,499	41	3.6
$1,500 or More	-	-
No Cash Rent	55	4.9
Median (dollars)	545	N/A

Source: U.S. Bureau of the Census, Census 2000

Further insight is provided through 2000 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent. Table 3-26 illustrates that a condition of overpayment exists in almost every age group, most severely affecting the 15 to 24 and 55 to 64 age groups. The percentage of renters between 15 and 24 years of age paying more than 30 percent of their household income on rent was 66.7 percent, and 50.0 percent for the 55 to 64 age group.

Table 3-26
Renters Overpaying - By Age Group, 2000
City of Chowchilla

Age of Householder	Total Renters	Number Paying Over 30 Percent	Percent of Total
15-24	132	88	66.7
25-34	294	133	45.2
35-44	212	73	34.4
45-54	172	59	34.3
55-64	148	74	50.0
65-74	75	23	30.7
75 and Over	97	35	36.1

Source: 2000 U.S. Census

Table 3-27 indicates that only those households making less than $35,000 per year are paying more than 30 percent of their household incomes on rent.

Table 3-27
Chowchilla Renters Overpaying - By Household Income, 2000

Household Income	Total Renters	Number Paying Over 30 Percent	Percent of Total
Less Than $10,000	199	142	71.4
$10,000 to $19,999	298	249	83.6
$20,000 to $34,999	251	94	37.5
$35,000 to $49,999	185	0	0.0
$50,000 to $74,999	139	0	0.0
$75,000 and Over	58	0	0.0

Source: 2000 U.S. Census

ALTERNATIVES TO TRADITIONAL SINGLE-FAMILY HOUSING

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970's, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980's. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today.

Condominiums

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons, "empty nesters," and urban professionals. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derived from the relatively lower selling price of certain condominiums.

There are no condominium units in Chowchilla according to the 1990 U.S. Census, and the 2000 Census excluded condominiums from the survey.

Mobile Homes

Mobile homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

U.S. Census data shows there were 35 mobile homes and/or trailers, or 1.5 percent of the total housing units within Chowchilla in 1990. U.S. Census data estimates there were 29 mobile homes and/or trailers in the year 2000, which was 1.1 percent of the total housing units in Chowchilla. There is only one mobile home park in Chowchilla.

Manufactured Housing

Manufactured and factory-built homes offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code," and administered by the U.S. Department of Housing and Urban Development.

The HUD code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4), which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, pursuant to California Civil Code Section 714.5, covenants, conditions and restrictions adopted on or after January 1, 1998 cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood.

The cost of the average new manufactured home sold in California during 2001 was $83,041 without land, with prices ranging from $19,309 to $354,457 (Source: California Manufactured Housing Institute).

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for use in urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

SPECIAL HOUSING NEEDS OF OTHER GROUPS

Elderly

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. According to Table 3-28, the number of Owner-Occupied Householders 65 Years and Over in

Chowchilla in 1990 was 496 (72.8 percent) and 476 (71.2 percent) in 2000. Chowchilla's percentage of Householders 65 Years and Over who owned homes decreased between 1990 and 2000, from 72.8 to 71.2 percent.

The percentage of Renter-Occupied Elderly Householders 65 years and over in Chowchilla was 28.8 percent in 2000 and 27.2 percent in 1990.

Chowchilla has a lower percentage of Owner-Occupied and a higher percentage of Renter-Occupied Elderly Householders in 2000 than does Madera County. The elderly prefer affordable units in smaller single-story structures, close to health facilities, services, transportation and entertainment.

Table 3-28
Elderly Householders by Owner and Renter, 1990-2000
Chowchilla and Madera County

2000	Age 65+ Householders	Owner Occupied Age 65+ Householders	Percent of Age 65+ Householders	Renter Occupied Age 65+ Householders	Percent of Age 65+ Householders
Chowchilla	669	476	71.2	193	28.8
Madera County	8,196	6,820	83.2	1,376	16.8
1990					
Chowchilla	681	496	72.8	185	27.2
Madera County	6,648	5,270	79.3	1,378	20.7

Source: U.S. Census Bureau, 1990 and 2000 Census

Large Households

Large Households are defined as those households containing five or more persons. Income is a major factor that constrains the ability of large households to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and are not usually abundantly available.

Table 3-29 provides 1990 and 2000 comparative information on the number and percentage of Large Households within Chowchilla and Madera County.

Table 3-29
Large Households by Tenure, 1990-2000

	1990 Number of Large Households	1990 Percent of Total Households	2000 Number of Large Households	2000 Percent of Total Households
Chowchilla	256	11.7	461	18.0
Madera County	4,973	17.3	7,523	20.8

	2,000			
	Number of Owner-Occupied LG. Households	Percent of Total Households	Number of Renter-Occupied LG. Households	Percent of Total Households
Chowchilla	245	9.6	216	8.4
Madera County	4,189	11.6	3,334	9.2

Source: U.S. Census Bureau, 1990 and 2000 Census

Between 1990 and 2000, the number and percentage of Large Households in Chowchilla and Madera County increased. In 1990, there were 256 (11.7 percent) Large Households in Chowchilla and by 2000, the number of Large Households increased to 461 (18.0 percent). Madera County had a higher percentage of Large Households than Chowchilla in both 1990 and 2000.

Table 3-30 shows housing units in the City of Chowchilla by the number of bedrooms. Three bedroom homes are the most common in Chowchilla at 45.3 percent. The percentage of housing units with four bedrooms is 5.2 percent of the total, or 140 units, and the percentage of housing units with five bedrooms or more is only 0.5 percent (14 units) of the total.

Table 3-30
Number of Bedrooms in Housing Units, 2000
City of Chowchilla

Bedrooms	Total	Percent
No bedroom	132	4.9
1 bedroom	326	12.0
2 bedrooms	872	32.1
3 bedrooms	1,231	45.3
4 bedrooms	140	5.2
5 or more bedrooms	14	0.5

Source: 2000 U.S. Census

With 318 overcrowded housing units, and 461 Large Households reported in the 2000 Census, it is evident that further efforts are required to provide more 4- and 5-bedroom units.

Single Parent Households

Female-Headed Households. Table 3-31 identifies Total Households in Chowchilla and Madera County, Female-Headed Households with No Husband Present, and Female-Headed Households with Own Children Under 18, No Husband Present. Of the 2,562 households in Chowchilla, 339 (13.2 percent) are Female-Headed with No Husband Present and 215 (8.4 percent) are Female-Headed with Own Children and No Husband Present. Madera County's percentage of Female-Headed Households is lower than Chowchilla's at 12.2 percent.

Male-Headed Households. Table 3-32 indicates Male-Headed Households with and without children within Chowchilla and Madera County in 2000. Male-Headed Households in Chowchilla with No Wife Present totaled 153 (6.0 percent of all households), and Male-Headed Households with their Own Children and No Wife Present totaled 90 (3.5 percent of all households). Madera County's percentage of Male-Headed Households with or without children was similar to that of the City's. Although the housing needs of Female-Headed Households are usually greater than those of Male-Headed Households, it is important to recognize the housing needs of both groups because Male-Headed Households also have only one income. A larger percentage of Female-Headed Households have children and females typically have lower incomes than males.

Table 3-31
Female-Headed Households, 2000
Chowchilla and Madera County

2000	Total Households	Female Householder No Husband Present	Percent of all Households	Female Householder With Children Under 18, No Husband Present	Percent of all Households
Chowchilla	2,562	339	13.2	215	8.4
Madera County	36,155	4,401	12.2	2,705	7.5

Source: U.S. Bureau of the Census, 2000 Census

Table 3-32
Male-Headed Households, 2000
Chowchilla and Madera County

2000	Total Households	Male Headed Households No Wife Present	Percent of all Households	Male Headed Households With Own Children Under 18, No Wife Present	Percent of all Households
Chowchilla	2,562	153	6.0	90	3.5
Madera County	36,155	2,193	6.1	1,204	3.3

Source: U.S. Bureau of the Census, 2000 Census

Farm Workers

The 1990 Census identified 124 persons or 5.9 percent of Chowchilla's total labor force of 2,100 as being employed in the Farming, Forestry, or Fishing industry. The 2000 Census identified 302 persons (11.6 percent of employed individuals 16 years and over) as being employed in the Agriculture, Forestry, Fishing and Hunting and Mining industry. Unfortunately, the 1990 and 2000 Census did not specify the number of persons employed as farm workers. The County Agricultural Commissioner does not maintain records on the number and distribution of migrant or seasonal farmworkers.

Farmworker households can be defined as two distinct groups; those who follow the crops "migrants" and those who have taken up long-term residency in a community and have seasonal or year-round employment within the environs of the community. Migrant farm labor households are often single men traveling from job to job who have need of dormitory type housing. When these migrant farm laborers are accompanied by their family, those households need access to housing which is close to ~~high~~ schools, ~~is close to~~ the source of employment and available for rent on a short-term basis.

~~The 1990 Census identified 124 persons or 5.9 percent of Chowchilla's total labor force of 2,100 as being employed in the Farming, Forestry, or Fishing industry. The 2000 Census identified 302 persons (11.6 percent of employed individuals 16 years and over) as being employed in the Agriculture, Forestry, Fishing and Hunting and Mining industry. Unfortunately, the 1990 and 2000 Census did not specify the number of persons employed as farm workers. The County Agricultural Commissioner does not maintain records on the number and distribution of migrant or seasonal farmworkers.~~

There are no farmworker housing projects in the City. Although the City is surrounded by farmland, very little of that land is in crops which require intensive farm laborer activities. Agricultural crops within the vicinity of Chowchilla consist of cotton, grains, alfalfa, and fruit and nut orchards. More intensive produce oriented crops are located around the City of Madera and to the southwest. The concentration of farm labor housing appears to be in the City of Madera and vicinity. The City does not discourage farmworker housing, there simply have not been any proposals for farmworker housing

CHAPTER FOUR

LAND FOR HOUSING

CHAPTER FOUR - LAND FOR HOUSING

This chapter responds to the requirements of Government Code Section 65583 (a)(3), which relates to the inventory/identification of available housing sites and opportunities for the provision of housing to all income segments within the community. The statute requires that a comprehensive review be undertaken by governmental and regulatory agencies of the community to inventory available sites, and to assess service and infrastructure capacities.

The City's ability to provide suitable housing that meets the needs of residents from all economic segments is largely dependent on opportunities within the community. These opportunities are determined primarily by the availability of sites that can accommodate a range of housing unit types. Housing opportunities are often tempered by constraints imposed by both the private and the public sectors. Land use controls and market conditions are addressed in Chapter Five.

Land Availability

The City of Chowchilla follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites are outlined below. These requirements are sometimes based on, or are a result of criteria set forth by other public agencies.

Table 4-1, identifies the amount of residentially zoned vacant land available for development in the City limits. Infill development is encouraged. A benefit to infill housing includes the cheaper cost of infrastructure since most sites have existing infrastructure adjacent to the site, and off site improvements are generally minimal. The area adjacent to downtown, and other existing underused and/or blighted sites, present opportunities for infill single-family and multi-family residential development.

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant, residentially zoned land within the City limits or areas to be annexed that meets the projected housing need through June 2008. A determination of land availability was made from a careful review of Chowchilla's Land Use Element. This compilation resulted in an estimate of the amount of vacant land available for residential development. The projected housing construction need for Chowchilla from January 2001 to June 2008 is 1,087 units, as estimated in the Final Allocation Plan by Madera County.

At an average of 11 units per acre, 99 acres are needed. The City currently has 735 acres of vacant residentially zoned land. The vacant residentially zoned land in the City limits totals 734.9 acres with a dwelling unit potential of at least 6,934 units. At present time it is unknown how many other parcels in the SOI will be annexed to the City during the planning period.

Table 4-1
Inventory of Available Land for Residential Development
City of Chowchilla, 2004

City Limits	Total Vacant Acres	Typical Dwelling Units Per Acre	Typical Dwelling Unit Potential	Maximum Dwelling Units Per Acre	Maximum Dwelling Unit Potential
R-1 (Single-Family Residential)	527.1	5.6	2,952	8.7	4,586
R-2 (Low Density Multiple-Family Res.)	87.8	11.6	1,018	14.5	1,273
R-3 (Medium-Density Multiple-Family Res.)	120.0	24.7	2,964	29.0	3,480
P (Planned Unit District)	0.0	11.6[1]	0	14.5[1]	0
Total	**734.9**		**6,934**		**9,339**

Source: City of Chowchilla.
[1]Dwelling units per acre varies in the Planned Unit District.

Table 4-1 shows dwelling unit potential by zoning classification for the City of Chowchilla. Existing vacant land designated for residential uses within the City could accommodate between 6,934 and 9,339 additional units. Additionally, there are 400 lots in the Green Hills specific plan area in northeast Chowchilla that are included in Table 4-1 in the R-1 zone. Infrastructure is existing and/or available for all vacant lands listed in Table 4-1. This does not include any annexations that may take place during the planning period.

It is also noted that there is no impact on airport usage or housing development with regard to Chowchilla's airport property based on the Madera County Airport Land Use Compatibility Plan.

The City's General Plan and General Plan EIR, adopted in 1986, indicates there are no active faults or any Alquist-Priolo Special Studies Zones within the planning area.

Potential and historical flood areas in the City have not been mapped by the Federal Emergency Management Agency (FEMA). However, it has been verified by FEMA that the City carries the same Zone X designation as its surrounding areas. The City has recently constructed a 14 acre storm drain basin to contain runoff for current and future growth through 2025.

The Hazards Site (Cortese) List, July 7, 2004, does not indicate any contaminants in or near the developable area.

The land within and around the City of Chowchilla is basically flat and bears no physical constraints to development.

Table 4-2 shows Chowchilla's Regional Housing Needs Allocation by income group from January 2001 through June 2008.

Table 4-2
Regional Housing Needs Allocation by Income Group
City of Chowchilla, 2001-2008

Income Group	Number	Percent
Very Low	179	16.5
Low	147	13.5
Moderate	266	24.5
Above Moderate	495	45.5
Total	1,087	100.0

Source: Final Allocation Plan. Madera County January 2001 – June 2008

Table 4-3 shows the affordable income level by zoning district within the City, by median price and rent. In the R-3 District (multi-family), a very low income household making $15,300 or more per year can afford a multi-family unit priced at $425 per month. In the R-1 zone, a household making approximately $50,000 or more per year could afford a single-family unit priced at $150,000. Very-low and low-income households can afford multi-family housing in Chowchilla, however, finding affordable single-family housing may be difficult.

Table 4-3
Affordability by Zoning District, 2004
City of Chowchilla

Zone	Median Price or Rent	Affordable[1] Income Level	Affordable to
R-1	150,000 to 170,000	50,000 to 56,667	Above Moderate
R-2	110,000 to 130,000	33,667 to 43,333	Moderate and Above
R-3	425-725/Mo.	15,300 to 26,100	Very Low and Above

Source: 2000 U.S. Census
[1]Assumes a down payment of 7.5% for 30 years and an annual interest rate of 5.75%.

The vacant residentially zoned parcels in the City limits vary in size and can accommodate major and minor subdivisions. Referencing Table 4-4, there is one R-1 parcel in Chowchilla which is 10,000 square feet or less, 2 parcels, 10,000 square feet to one acre, 6 parcels one to five acres, and 13 parcels greater than five acres in size. There are 5 R-2 (Medium Density) parcels five acres and greater in size. In the R-3 zone there are 6 parcels one to five acres in size and 8 parcels five acres and greater in size.

Table 4-4
Vacant Parcels by Size
City of Chowchilla

Zone	10,000 Sq. Ft. or Less	10,000 Sq. Ft. to 1 Acre	1 to 5 Acres	5 Acres to 10 Acres	10 +	Total Number of Parcels	Total Number of Acres
R-1	1	2	6	4	9	22	527.1
R-2	0	0	0	5		5	87.8
R-3	0	0	6	4	4	14	120.0
						41	734.9

Source: City of Chowchilla

Utilities and Services

The ability of the community to provide adequate infrastructure and services (water, sewer, roads, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market. The section below provides an assessment of these utilities and public services, any limitations they may have, as well as a forecast for future development. This data was obtained primarily through interviews with local government and utility officials.

WATER

Public water service is provided by the City of Chowchilla. The City is not dependent upon special districts or private entities for water service within the City's urban boundaries. The City is dependent upon groundwater for its public water supply. As urban development continues west, groundwater wells are implemented. City building permit fees have been implemented to cover the cost of infrastructure improvements as the City grows.

The City has seven active wells and one standby well for fire fighting purposes. Total water capacity for the City is 10,080,000 gallons per day (gpd) plus the additional 1,440,000 gpd with the standby well. The City water system is a looped system with 12-inch mainlines and 6- to 8- inch distribution lines. According to the Public Services Department the water supply is sufficient for all of the anticipated future development within the City limits through the planning period and beyond. However, new developments, if large enough, could be required to drill a new water well.

STORM DRAINAGE

The City of Chowchilla has four storm drainage basins. The largest, a 10-acre basin is located approximately two miles out of town. Provisions for stormwater collection and disposal are dependent upon the location of individual projects. If residential projects are constructed outside the urban core of the City, developers are required to provide their own stormwater collection and disposal system.

In order to reduce the number of stormwater collection basins, the City encourages the expansion of existing systems to be used by more than one subdivision at a time. According to the Public Services Department, sufficient stormwater disposal capacity is available for development within the urban core of the City.

WASTEWATER

Wastewater service is provided by the City of Chowchilla. The City is not dependent upon special districts or private entities for wastewater services within the City's urban boundaries. The City operates an industrial wastewater facility and a domestic wastewater facility. Currently, the City is processing approximately 900,000 gallons per day in the domestic plant with a capacity of 1.8 million gallons per day. According to the Public Services Department, the plant will be able to accommodate future growth throughout the planning period and beyond.

STREETS AND ROADS

The circulation system in Chowchilla is comprised of arterial, collectors and local streets. There are approximately 46 miles of City streets, and 13 miles of alleyways. The City's circulation system is adequate to accommodate new growth. As new growth occurs, so will the need for improvements to the circulation system. The City will continue to work closely with Caltrans and the County in the future regarding important regional circulation issues.

CHAPTER FIVE

CONSTRAINTS TO HOUSING

CHAPTER FIVE – CONSTRAINTS TO HOUSING

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units, which are constructed and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

Chapter 4 discussed infrastructure availability, and it was concluded that the RHNA can be accommodated with existing sewer, water, or road systems in the community. Specific constraints are discussed in more detail in the following paragraphs.

Governmental Constraints

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

Senate Bill 975 will have an impact on the construction or rehabilitation of affordable housing units for low or moderate-income persons. This bill requires public works and affordable housing financed through the use of public funds to pay prevailing wages. Previous law generally defined "public works" to include construction, alteration, demolition or repair work done under contract and paid for in whole or in part out of public funds. This bill redefines "public works" to include any improvements that are "paid for in whole or in part with public funds" including payments, transfers, credits, reductions, waivers, and performances of work, but does not include the rehabilitation of certain qualifying affordable housing units for low or moderate-income persons, as specified. Senate Bill 972 (SB972) provides for exemptions from prevailing wage requirements for the construction or rehabilitation of privately-owned residential projects. This bill passed the Senate and Assembly in August 2002, and as of September 28, 2002, was approved by the governor and chaptered by the Secretary of State. Analysis of potential local governmental constraints is contained in the following pages.

LAND USE CONTROLS

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

The City of Chowchilla General Plan Land Use Element provides a range of residential building types and densities in various areas of Chowchilla. Densities will range from 4.4 units per acre for low density residential, to 24.7 units per acre for multi-family developments, which is consistent with housing law.

The current Zoning Ordinance for the City of Chowchilla contains a Planned Unit District (PUD) overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. New PUDs are permitted in low, medium and high density residential designations. The City's PUD ordinance allows for a mixture of housing types and densities. Under the PUD provisions, a developer may vary the density of dwelling units within specific areas of the project, as long as the overall density of the entire project does not exceed that which the designation allows. Since the amount of land required for the development of streets is less than in a traditional development, more units per acre are usually possible in a PUD development. Use of the PUD ordinance may allow for more housing units within a project area for a lower cost.

Table 5-1 shows development standards ~~by~~ of all zoning districts for Chowchilla where residential uses may be developed. As previously stated, the City's various development standards established by zone provides for flexibility in design and allows dwelling types from small unit multi-family to larger custom home development.

Table 5-1
Development Standards by Zoning District (Minimum)
City of Chowchilla

Zoning District*	Lot Area	Density	Building Height (Ft.)	Coverage (Maximum)	Front Setback	Side Setback	Rear Setback	Parking
R-1	5,000	7.0 Units/Acre	30	40%	15	5	15	Garage w. 240 Sq. Ft.
R-1-6	6,000	5.8 Units/Acre	30	40%	20	5	15	1 space
R-1-7	7,000	5.0 Units/Acre	30	40%	25	5	15	Garage w. 480 Sq. Ft.
R-1-8	8,000	4.4 Units/Acre	30	40%	25	10	15	Garage w. 240 Sq. Ft.
R-2	6,000	11.6 Units/Acre	30	50%	15	5	15	Varies[1]
R-3	6,000	24.7 Units/Acre	30	50%	15	5	15	Varies[1]
C-1	A	A	A	A	A	A	A	A
C-2	B	B	B	B	B	B	B	B
C-3	B	B	B	B	B	B	B	B

Source: City of Chowchilla Zoning Ordinance
[1]Reference Appendix E for R-2 and R-3 off-street parking requirements.
*R-1 (Single-Family Residential District)
*R-1-6 (Single-Family Residential District)
*R-1-7 (Single-Family Residential District)
*R-1-8 (Single-Family Residential District)
*R-2 (Low Density Multiple-Family Residential District)
*R-3 (Medium Density Multiple-Family Residential District)

C-1 (Light Commercial District)
C-2 (Central Business Commercial District)
C-3 (General and Service Commercial District)
A (Residential use carries same requirements as those appropriate to that use in R-1, R-2 and R-3 districts §18.36.030)
B (Multiple-Family units subject to CUP and R-3 development standards (§18.39.040)

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other cities in Madera County and does not create any undue obstacles or constraints in the provision of any housing type. Reference Appendix B for Open Space, Landscaping and Site Plan Review requirements and development standards.

FLOOD ZONE

According to the Flood Insurance Rate Map (Community Panel Number 060170 0450 B, August 1987) for Madera County and verified with the Federal Emergency Management Agency (FEMA), the City of Chowchilla is within Flood Zone X, however the City itself has not been mapped. Zone X is not within either the 100 or 500 year flood zones. The Panel (number above) covering the County of Madera does show the Ash Slough traversing the outer northwestern regions of the City Limits and the Berenda Slough traversing from the northeast to the southwestern area, approximately 1 mile from the City. These are not floodways, but canals utilized for agricultural purposes.

PERMIT APPROVAL PROCESS

The development review process can affect housing costs. Because of interest rates and inflation, the longer it takes for a development proposal to be approved, the higher the development costs. Since the City is obligated to evaluate projects for consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA), there are minimum time requirements. Processing times for development review vary, based on the size of the project and the extent of environmental review required.

The City actively encourages all developers at time of first contact to meet and confer with planning staff prior to the formal submittal of an application as a means to facilitate the timely processing of an application. Such pre-application conferences can resolve any misunderstandings regarding zoning and development standards, or processing procedures.

The initiation of a development begins with the filing of an application or applications with the City Planning Department. An application or applications is reviewed by the staff and the environmental review process begins. The outcome of the environmental review process dictates the processing time line. Preparations of an EIR, if required, may take up to one year, during which the application can not be acted on.

The application is routed for review by the various departments of the City. These include Public Works, Engineering, and Parks and Recreation Departments. The application is also circulated to outside public agencies such as the local elementary and

high school districts. Typically, a three week time frame is provided for these comments. The project is then publicly noticed and scheduled for hearing by the planning commission.

From initial application to the City's Planning Commission hearing, a time frame of approximately 60 days is required. Application deliberation and action by the City Council is typically scheduled for the next available meeting which may vary from one to two weeks after the planning commission hearing. Processing time tends to increase as the project becomes more complex. General Plan amendments, annexations, planned development applications or filing of vesting subdivision maps may require several months to a year to process, depending on the completeness of the submittal and complexity of the project.

Discretionary project approval for both Single Family and Multi-Family development follows a straight forward process and is usually accomplished in approximately three weeks. Conditions of approval are simply to meet City development standards. Copies of development and design standards are provided to developers at the City Planning Department. In further detail, they may include the following requirements (Section 18.72.040, City Zoning Ordinance):

1. Special yards, spaces and buffers,
2. Fences and walls,
3. Enclosure of storage areas and limitation of out-of-door display of merchandise,
4. Grading, surfacing and drainage improvements,
5. Regulation of points of vehicular ingress and egress,
6. Regulation of signs,
7. Landscaping and maintenance thereof,
8. Maintenance of grounds
9. Fire prevention equipment and measures
10. Regulation of noise, vibration, odors, electrical discharge or interference,
11. Regulation of lighting,
12. Street dedications and improvements,
13. Such other conditions as make possible the development of the City in an orderly and efficient manner.

Single Family approval and timeline on Single Family lots

- There is no discretionary process
- An application is filed and the house plan is submitted;
- An Administrative Review Committee meeting is held with department heads;
    - Plans are reviewed by the Plan Checker for engineering, Title 24, etc., and that the plans meet code – time expended – 2 weeks
- A sub-committee (3 members of the Planning Commission) meets to approve – time expended – 1 week;
- Permits are pulled for construction.

Multi-Family approval and timeline on Multi-Family lots

- Application is submitted for Site Plan Review
    - Department Heads review plans for City Standards (i.e., streets, sewer, water, parking, landscaping, etc.)
    - Results of Department Heads' comments are reviewed and then the staff report is prepared for Planning Commission Sub-Committee (3 members of the Planning Commission). Time expended – 2 weeks;
    - Planning Commission either approves the project, denies the project or requests changes to the project.
- If no major problems noted, and the project can be handled by conditions, a memo is sent to the applicant and they would be able to submit building plans.
- Building plans can be submitted at the time of application for Site Plan Review and Plan Check begins; - time expended – 2 weeks;

~~Multifamily uses require only Planning Commission approval and the timeline for a permitted multifamily complex is as follows:~~

~~Week 1 Application is received and accepted~~
~~Week 2 Project review form sent out to departments and local agencies~~
~~Week 2 Schedule Administrative Review meeting~~
~~Week 3 Administrative Review~~
~~Week 4 Planning Commission Review meeting~~

If the project is disapproved, it can be sent to the full Planning Commission and then to the City Council for appeal. The developer files an appeal with the City Clerk in written form within 10 days. The appeal is placed on the next regularly scheduled City Council agenda. If the project requires a variance, Staff is authorized to approve up to a 10 percent deviation in modifying development standards such as setbacks, building heights, etc.

Conditional Use Permit approval is not required for multi-family housing development in Chowchilla. Site Plan Review is required. Within 15 days after submission of a complete site plan, the Planning Director shall approve, approve with conditions, or disapprove the site plan.

Typical processing times in Chowchilla for other various permits, applications and environmental review include:

Building Permit	3 weeks
General Plan Amendment	5 weeks
Annexation	3 months +
Negative Declaration	3 months
Environmental Impact Report	6 months to one year

PERMITS AND CONDITIONAL USES

Residential Uses currently requiring a Use Permit include:

- (R-1), one "granny house" (up to 640 square feet);
- (R-2), dwelling groups consisting of two or more separate one-family dwelling units on a single lot;
- (R-3), dwelling groups consisting of two or more separate one-family dwelling units on a single lot.

R-1 through 3), Group homes/small family licensed rest homes of six persons or less in all residential zones.

In a multi-family zoned area, two or more attached single family units are a permitted use. Conversely, the City's Zoning Ordinance definition of 'dwelling groups' is interpreted to mean two or more "detached" (separated) single-family units on a single parcel – of any size. The CUP process serves to monitor development and prevent an excessive absorption of land for dwelling group, one-family housing on land designated for higher densities.

The following descriptions from the City's Zoning Ordinance and Table 5-1-A below may help to clarify currently permitted 'group home' uses and those requiring a use permit.

Small Family Rest Home - Premises used for the housing or care of not more than six ambulatory, aged or infirmed persons, which premises require a license from the state or county.

Granny Unit - up to 600 sq. ft., single story, 1-2 adults age 60 or over, meets building standards, served by public water and wastewater; relationship implied.

Rest Home – Adult - Premises used for the housing of and care for the ambulatory aged or infirmed which houses more than fifteen residents and which premises requires a license from the state.

Rooming & Boarding - A building containing a single dwelling unit and provisions for five to fifteen guests where lodging is provided with or without meals for compensation, but not to include rest homes.

Transient - A person receiving accommodations for a price, with or without meals, for a period of not more than 180 continuous days in one year.

TABLE 5-1-A
Group Setting Residential Uses – Permitted and Conditioned

Zone	Permitted or Conditioned	Description	Numbers Served
R-1	Conditioned	Small Family rest home – licensed	Up to 6
R-1	Conditioned	One "granny" unit	1 to 2
R-1-6	Conditioned	Small Family rest home – licensed	Up to 6
R-1-7	Conditioned	Small Family rest home – licensed	Up to 6
R-2	Conditioned	Small Family rest home – licensed	Up to 6
R-3	Permitted	Multi-family, including rooming and boarding (not transient)	5 to 15
R-3	Conditioned	Rest home – adult	15 plus
C-1	Conditioned	All uses permitted or conditioned in R-1, R-2, R-3	6 or 15
C-2	Permitted	Hotels and Motels (transient guests)	n/a

C-2	Conditional	All uses permitted or conditioned in R-1, R-2, R-3	6 or 15
C-3	Permitted	Hotels and Motels	n/a
C-3	Conditional	All uses permitted or conditioned in R-3	5 to 15 plus

Please refer to Programs 2b, 5i, and 5c detailed in Chapter Six that address non-compliant issues including, but not limited to emergency, transitional and farmworker housing.

Development standards for each of the zones, as illustrated in Table 5-1, are minimal and basically standard practice and do not impose a constraint to affordable housing development. The City's conditions attached during the permitting processes related to any type of housing may include: setbacks, number of persons within allowed or conditioned uses (see above Table 5-1-A), parking, building height, lot size and land coverage. These requirements are charted in Table 5-1 and apply to both Single and Multi-Family uses.

The Planning Director is authorized to ministerially accommodate a deviation from setback requirements by ten percent of the total lot square footage as long as no construction is closer than three and one-half feet from property-line/fencing.

The City's Zoning Ordinance, as written, allows for uses of single-family housing by related or unrelated persons. It does limit the number of unrelated persons – not inappropriately based on the inhabitants, but rather on the zoning-appropriate uses ensuring the health and safety of occupants. For example, the definition of 'family' (Section 18.06.358) includes two or more individuals related by blood, marriage or adoption and up to five foster children placed by a public agency, or up to five persons not related, living together in a single family unit. Unrelated family could accommodate small group home housing.

Section 18.06.334 describes "dwelling, one family" as a single family unit occupied by one or more related persons or an unrelated group of up to five persons living in a single unit. This classification could also accommodate small group home housing. More than 5 unrelated persons requires a use permit as shown in Table 5-1-A except in R-3 multi-family housing, where occupants numbering up to 15 unrelated persons provided lodging with or without meals is an allowed use (18.06.118).

~~Group homes/small family licensed rest homes of six persons or less are allowed with a CUP in all residential zones.~~ It is not explicitly stated that emergency shelter/transitional housing are permitted or conditional uses according to the City's Zoning Ordinance. However, a program is included in Chapter 6 to amend the Zoning Ordinance to include emergency shelter/transitional housing as permitted uses in the R-2 and R-3 Districts~~.~~, and to consider these uses within Industrial Zone 2 as well. ~~Programs 2b and 5d will address all zoning revisions required by state law.~~

Health and Safety Code Section 1566.3 states "…a residential facility which serves six or fewer persons shall be considered a residential use of property…No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential

facility which serves six or fewer persons that is not required of a family dwelling of the same type in the same zone".

Government Code Section 65852.2 additionally requires that jurisdiction ministerially approve second units and adopt a second-unit ordinance that complies with the law.

Each of the above items in non-compliance with state law are programmed to be corrected during the General Plan review process, currently underway. See Action 2.b.

In the R-2 and R-3 zones, single-family, two-family and three-family dwellings are allowed by right. Because there is more than enough vacant land in the R-1 and R-3 zones, the City is not concerned that single-family uses will encroach into multifamily zones; however, as stated earlier in this Chapter, the CUP process for "dwelling groups" is in place to also control single-family development in multi-family zones. The City will monitor the development of available land on an annual basis to ensure adequate availability of multi-family zoned land as indicated in the 'Noted' comment preceding the programs in Chapter Six. Manufactured housing is allowed by right in each of the residential zones subject to the requirements set forth in Chowchilla's Zoning Ordinance.

~~Typical processing times in Chowchilla for various permits, applications and environmental review are as follows:~~

~~Building Permit~~	~~3 weeks~~
~~General Plan Amendment~~	~~5 weeks~~
~~Annexation~~	~~3 months +~~
~~Negative Declaration~~	~~3 months~~
~~Environmental Impact Report~~	~~6 months to one year~~

SECOND HOUSING UNITS

Second housing units on residential lots are presently permitted with a conditional use permit on lots zoned for single-family development (R-1-8, R-1-7, R-1-6, and R-1) pursuant to conditions outlined in the City's ordinances. They are also allowed in commercial districts with a conditional use permit.

Completely separate housing units (two or more) are conditionally allowed on single parcels in R-2 and R-3 zones; they are described in the Zoning Ordinance as "dwelling groups".

"Granny House" units are permitted in the City of Chowchilla with a conditional use permit on lots zoned for single family development pursuant to conditions outlined in the City's ordinances. Similar to the second housing unit, issuance of a use permit is dependant upon the granny housing meeting conditions of lot size, area occupied by dwelling and other building structures, building setbacks and parking. However, City ordinance pertaining to the granny house specifies the building square footage of the unit (600 square feet) and who may occupy a granny house (one adult or two adults who are 60 years of age or older).

Although provisions in the City ordinances for second unit or granny house has not been observed to impose constraints to the development of these types of housing, state law now requires ministerial approval pursuant to Government Code Section 65852.2. The City will revise and update its ordinance through Action 2.b before the end of the year.

Housing Accessibility for the Disabled

As of January 1, 2002, as a result of Senate Bill (SB 520), in addition to the needs analysis for persons with disabilities, housing elements must analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities. Persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services. In Chowchilla, no additional fees, permits, or processing times are required for the development of housing for the disabled. The City will invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for the disabled as set out in Action 5.B. Group homes for up to six people is defined as the same as rest homes in the City's Zoning Ordinance, and are allowed in any residential zone with a Use Permit.

As stated earlier, the City permits room and board uses in multi-family (R-3) zones to serve from 5 to 15 persons. To clarify that this also pertains to homes for the disabled, the ordinance needs to be revised to so state. The City's Small Family Rest Home description (earlier in this chapter) could be applied to small group homes, but currently requires a use permit which does not conform to state law. The ordinance must be revised for clarity to remove the conditional approval process, and to meet the intent of state law. Programs 2b and 5d address the City's commitment to accomplishing revision of the Zoning Ordinance within 2004. The City has included Action 5.d to regularly review its Zoning Ordinance to ensure the reduction or removal of potential constraints that might negate the development of sufficient residential care facilities for 7 or more individuals. Action 5.c has been included to provide for funding assistance to organizations looking to convert or develop residential buildings for use as group homes.

The City utilizes the 2001 California State Building Code and is ADA compliant. All permits for construction must comply to pass inspection. Chowchilla authorizes the Planning Director for discretionary variance of utilizing up to 10 percent more of the total lot space for necessary accessories to aid the disabled as long as no structure is placed within three and one-half feet from the property fence line. Anyone may request such a variance on behalf of a disabled person. Any more than this requires a variance and must be considered by the Planning Commission. There are no restrictions regarding location proximity of group homes in the City of Chowchilla.

Accessible housing for the disabled can be achieved in a number of ways (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape. Other modifications such as wheelchair ramps,

removing steps, and widening hallways are more labor intensive and would require a building permit. The process for accessibility housing modifications are the same as those for single-family units and include the submittal of a building permit and payment of fees. Therefore, whether it's the construction of a patio cover or wheelchair ramp, the process would be the same. The only constraint on the development of housing for persons with disabilities is the actual cost to add wheelchair ramps, grab bars, lowered switches, etc. To address potential constraints, the City has added a number of programs. Expedited processing of permits for the immediate needs of the disabled population is added in Program 5.b and applicants will be so advised. The City will require that at least 2 percent of all multi-family housing projects include design considerations to meet the physical access needs of the disabled. Additionally, the City will work to partner with non-profits to obtain and implement the use of AHDC funds for senior and handicap housing projects (Action 5.g.)

The City of Chowchilla will add a program to respond to Chapter 671, statutes of 2001 (SB 520) included in this analysis, to annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. If any constraints are found, the City will take subsequent actions within six months of the completion of such evaluation.

BUILDING CODES

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City follows the 2001 California Building Code (CBC), which was based on the 1997 Uniform Building Code, established by state law, and has little control over these standards.~~-~~ No local amendments have been added to the 2001 CBC. Since the City has not discretion to waive building code requirements, ~~the~~ any cost impact of building codes on affordable housing cannot be mitigated by the City~~.~~

The Building Department is responsible for the enforcement of Building Codes in the City. The Building Department provides plan-checks and inspections. Building Code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Chowchilla.

SITE IMPROVEMENT

Site improvements are regulated by the Parcel and Subdivision Ordinances, and through conditions and standards imposed through the City Site Plan Review process. Standard improvements required by the City of Chowchilla for development of property including,

such things as, required off-street parking, landscaping, walls, wastewater, water systems, and stormwater collection and disposal. The City does not require any improvements other than those that are deemed necessary to maintain public health, safety, and welfare.

Landscape design standards (Zoning Ordinance Section 18.66.200) are;

A. When property is undeveloped at the time landscaping requirements are imposed upon the property, landscaped yards and areas shall be provided and maintained at the time a building is constructed and occupied for any use requiring a building, or when any open use, other than agricultural, occurs on the property.

B. All vegetation shall be provided with an adequate, permanent and nearby source of water which shall be provided by installed on-site water sprinklers, flood or drip irrigation systems.

C. All vegetation shall be maintained fee of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight or disease, and such vegetation or those that show signs of such damage or injury at any time shall be replaced by the same, similar or substitute vegetation of a size, form and character which will be comparable at full growth.

D. Landscaping provided with any use requiring a site plan shall be designated on the site plan.

The City requires a minimum right-of-way width of 60 feet for internal (low volume) residential streets for subdivision; 40 feet from curb to curb. The 60 foot internal residential street right-of-way allows for two travel lanes, two parking lanes, sidewalks and public utility easements. The minimum right-of-way for collector streets is 80 feet; 60 feet from curb to curb. In general, the 80 foot collector street right-of-way provides the same amenities as the internal residential street with the exception that the travel lanes are wider. The City has made exceptions to minimum street sections where streets will be privately owned and maintained as part of a planned development or processed as a Specific Plan.

Other on- and off-site standards (water and wastewater systems, stormwater collection, schools, parks, and fire and law enforcement services), while related to necessary health and safety needs, increase minimum development costs. The City does not believe that the provisions of street improvements or other public facility improvements is a burden to the development of affordable housing. The street sections are designed to accommodate public utilities, and facilitate safe automobile, pedestrian and bicycle circulation. Street lights and fire hydrants, required at regular intervals within the City, also address public health and safety needs.

Within the City of Chowchilla, provisions for electrical, communication and natural gas services are provided by private outside agencies. The improvement requirements imposed by those agencies are outside the purview of the City. The City, however, requires approval from those agencies prior to the approval of any subdivision map. For

all new residential subdivisions, City development standards require the undergrounding of utilities. Where feasible, joint use of trenching is encouraged. However, the City does not have the authority to require joint use of trenching of independent utility companies.

FEES

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Up until the end of December 2001, the state reimbursed developers for school fees as part of the SB50 bond. This in turn reduced costs and was frequently passed directly through to the buyer, reducing debt burden. Its reauthorization is considered important to meet affordable housing needs.

Table 5-2 shows the City's Schedule of Fees in 2004, for each dwelling unit

Table 5-2
Estimated Fees for Single and Multi-Family Dwelling Units
City of Chowchilla

	Single Family	Multi-Family
Wastewater Treatment/Unit	$1,143.68	$1,143.68
Water Supply & Storage/Unit	$1,532.90	$1,532.90
Storm Drainage/Acre	$267.22	$267.22
Traffic Impact/Unit	$119.90	$119.90
Police Impact/Unit	$688.24	$688.24
Fire Impact/Unit	$208.62	$208.62
Parks & Recreation/Unit	$899.27	$899.27
Public Building/Unit	$155.88	$155.88
Sewer Connection/Connection	$599.51	$599.51
Water Connection/Connection	$899.27	$899.27
Total	$6,514.49	$6,514.49

Source: City of Chowchilla, 2004

Table 5-3 shows various fees in the City of Chowchilla, which may or may not be required. Application fees are the same for single or multi-family construction.

Table 5-3
Application Fees
City of Chowchilla

Description	Fees /Deposit plus Actual Cost
Classification of Permitted Uses	$500
Zone Amendments	$500
Conditional Use Permit (Major)	$1,500
Conditional Use Permit (Minor)	$600
Home Occupation Permits	$30
Variance	$500
Modification/Revocation of Conditional Use Permit/Variance (Major)	$1,000
Modification/Revocation of Conditional Use Permit/Variance (Minor)	$500
Minor Deviations to Ordinance/Standards	$100
Site Plan Review (Major)	$1,000
Site Plan Review (Minor)	$500
Tentative Subdivision Map (Major)	$2,000
Tentative Subdivision Map (Minor)	$1,000
Revised Tentative Subdivision Map (Major)	$1,000
Revised Tentative Subdivision Map (Minor)	$500
Final Map	$1,000
Revised Final Map	$200
Tentative Parcel Map	$500
Revision to Acreage Map	$200
Parcel Map Waiver	$150
Lot Line Adjustment	$350
Environmental Assessment for Home Occupation Permits	$60
General Plan Amendments	$1,500
Annexation	$2,500
Planning Fee Appeal Process	$100
Appeal Decision of Planning Director	$250
Temporary Use Permit	$150
Environmental Assessments (Minor)	$500
Environmental Assessments (Major)	$1,300

Source: City of Chowchilla

LAFCo REQUIREMENTS FOR ANNEXATIONS

The Madera County Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by other public agencies or individuals. This includes Sphere of Influence (SOI) amendments and annexations. The mission of Madera LAFCo is to implement State law, namely the Cortese-Knox-

Hertzberg Local Gove Reorganization Act of 2000. Madera LAFCo attempts to make decisions which discourage urban sprawl and encourage orderly formation and development of local agencies based upon local conditions and circumstances.

Pursuant to §56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), the Governor's Office of Planning and Research (OPR) has prepared guidelines for LAFCo's to conduct reviews of California's municipal services. Prior to the 2000 amendments and its renaming as the CKH Act, the Cortese-Knox Local Government Reorganization Act of 1985 (CKA), as amended, already permitted LAFCos to conduct service review studies.

Annexations are seen as a constraint to the amount of residential land available for development because of the lengthy new service review requirement, which now is a much more thorough review than the previous. In addition, LAFCO has a 10-year maximum threshold for vacant land to be annexed into a city.

Effective January 2001, every city's SOI is to be updated not less than every five years. Therefore, all SOI's, at a minimum, need to be updated by January 1, 2006. The tool for conducting service reviews is provided in §56430.

Additionally, Section 56430 of the Act of 2000 directs the Commission, in conjunction with or before considering establishment or update of a SOI, to "conduct a service review of the municipal services provided..." and prepare a written statement of its determination with respect to nine areas: (1) infrastructure needs or deficiencies; (2) growth and population projections for the affected area; (3) financing constraints and opportunities; (4) cost avoidance opportunities; (5) opportunities for rate restructuring; (6) opportunities for shared facilities; (7) government structure options, including advantages and disadvantages for consolidation or reorganization of service providers; (8) evaluation of management efficiencies; and (9) local accountability and governance.

Manufactured Housing

As amended in 1988, Government Code §65852.2 and §65852.4 provide for Manufactured homes in single family residential zones. These statutes require local jurisdictions (Cities and Counties) to allow the installation of manufactured homes on a permanent foundation on lots zoned for single family residences. The manufactured home must be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974. Local government may apply setback, side yard, parking, and other development standards that would apply to a conventional house on the same lot.

The City has been in compliance with these statutes and manufactured or factory-built homes have not been prohibited from any single family lot. The City requires that the structure be attached to a permanent foundation in compliance with all applicable building regulations, and that the vehicle license plate and registration be removed. The requirements of the zone in which the home is to be located are still applicable, with only one residence per lot permitted in a single family zone, uses limited to residential-type

uses, and enforcement of setback requirements. As such, City ordinances are not constraints to development of this type of housing.

MOBILEHOMES

Mobilehomes are permitted in all residentially zoned districts. Similar to manufactured housing, the City requires mobilehomes to be attached to a permanent foundation in compliance with all applicable building regulations, and that the vehicle license plate and registration be removed. The requirements of the zone in which the home is to be located are still applicable, with only one residence per lot permitted in a single family zone, uses limited to residential-type uses, and enforcement of setback requirements.

The City also has established a specific zoning district for the development of mobilehome parks; Residential Mobilehome Park District (T-P). The purpose of the Mobilehome Park District is to provide for the accommodation of residential mobilehomes in unified parks of not less than 1.5 acres in area. Pursuant to the City's Zoning Ordinance, the residential mobilehome park district is defined as a multiple-family residential district. Therefore, mobilehome parks can only be established in areas designated for Medium-High Density Residential and High Density Residential.

Sections of the City Ordinance which provide guidelines for implementation and development of mobilehome parks are inconsistent. Section 18.33.010 defines the purpose of Residential Mobilehome Park District as providing the accommodation of residential mobilehomes in unified parks of not less than 1.5 acres in area, while Section 18.33.050 requires each mobilehome park be a minimum of five acres. In order to remove this inconsistency, the City should amend Section 18.33.050 to be consistent with Section 18.33.010 in order to be in conformance with the intended purpose of a Residential Mobilehome Park District.

~~**SECOND HOUSING UNITS**~~

~~Second housing units on residential lots are presently permitted with a conditional use permit on lots zoned for single-family development (R-1-8, R-1-7, R-1-6, and R-1) pursuant to conditions outlined in the City's ordinances. They are also allowed in commercial districts with a conditional use permit.~~

~~"Granny House" are also permitted in the City of Chowchilla with a conditional use permit on lots zoned for single family development pursuant to conditions outlined in the City's ordinances. Similar to the second housing unit, issuance of a conditional use permit is dependant upon the granny housing meeting several conditions, i.e., lot size, area occupied by dwelling and other building structures, building setbacks and parking. However, City ordinance pertaining to the granny house specifies the building square footage of the unit (600 square feet) and who may occupy a granny house (one adult or two adults who are 60 years of age or older).~~

~~Provisions in the City ordinances for second unit or granny house do not impose constraints to the development of these types of housing.~~

~~*Housing Accessibility for the Disabled*~~

~~As of January 1, 2002, as a result of Senate Bill (SB 520), in addition to the needs analysis for persons with disabilities, housing elements must analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities. Persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services. In Chowchilla, no additional fees, permits, or processing times are required for the development of housing for the disabled. The City will invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for the disabled as set out in Action 5.B. Group homes for up to six people and defined as the same as rest homes in the City's Zoning Ordinance, and are allowed in any residential zone with a Use Permit. Programs 2b and 5d address the City's Zoning Ordinance.The City has included Action 5.d to regularly review its Zoning Ordinance to ensure the reduction or removal of potential constraints that might negate the development of sufficient residential care facilities for 7 or more individuals. Action 5.e has been included to provide for funding assistance to organizations looking to convert or develop residential buildings for use as group homes.~~

~~Accessible housing for the disabled can be achieved in a number of ways (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape. Other modifications such as wheelchair ramps, removing steps, and widening hallways are more labor intensive and would require a building permit. The process for accessibility housing modifications are the same as those for single-family units and include the submittal of a building permit and payment of fees. Therefore, whether it's the construction of a patio cover or wheelchair ramp, the process would be the same. The only constraint on the development of housing for persons with disabilities is the actual cost to add wheelchair ramps, grab bars, lowered switches, etc. To address potential constraints, the City has added a number of programs. Expedited processing of permits for the immediate needs of the disabled population is added in Program 5.b and applicants will be so advised. The City will require that at least 2 percent of all multi-family housing projects include design considerations to meet the physical access needs of the disabled. Additionally, the City will work to partner with non-profits to obtain and implement the use of AHDC funds for senior and handicap housing projects (Action 5.g.)~~

~~The City of Chowchilla will add a program to respond to Chapter 671, statutes of 2001 (SB 520) included in this analysis, to annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including~~

~~removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. If any constraints are found, the City will take subsequent actions within six months of the completion of such evaluation.~~

Non-Governmental Constraints

Non-governmental constraints are those which are generated by the private sector and which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Chowchilla consist of three major factors: price of land, availability of financing, and cost of construction.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building affordable housing for all economic segments of the community is difficult to provide in Chowchilla.

FINANCING COSTS AND AVAILABILITY

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner. Interest rates were low enough between 1994 and 2002 to allow an increase in building activity, however, a significant portion of the population was still precluded from participation in the market. There is always a concern that interest rates will increase again during future years and such increases may result in a slowing of construction activity.

Generally, a fourteen percent (14%) interest rate is the level at which most buyers are expected to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since interest rates are currently under six percent, home buying will continue to increase provided other recessionary factors are overcome.

Obtaining permanent financing for qualified homebuyers does not pose irreconcilable constraints with the availability of various home loan programs requiring zero to five percent down payments. Interest rates on these financing vehicles average under six

percent. Assistance is available through the City's Downpayment Assistance program to eligible and qualified buyers.

INFORMATION AVAILABILITY

Another possible constraint to Chowchilla residents seeking the procurement of housing is a lack of information and experience. First-time buyers lack the knowledge and history to procure a home purchase loan. This lack of information can be largely attributed to language barriers and a lack of marketing outreach targeted at low- to moderate-income citizens.

LAND AND CONSTRUCTION COSTS

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost, although it has much less impact on the maintenance and improvement of existing stock. In the City of Chowchilla, approximately 25 percent of the cost of a new home is associated with the cost of the land.

Rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. These costs were a substantial part of the increased housing costs during the 1990's. Builders passed those increases along to the home buyer or renter.

In addition, one of the most significant results of Proposition 13 passed by the voters of California in 1978, was the severe limitation imposed on the development of infrastructure. These costs can no longer be passed on to the taxpayer by the local jurisdiction and must be borne by the developer, who typically passes them along by increasing the cost of housing.

Based on conversations with Chowchilla realtors, raw land costs for 5,000 to 6,000 square foot lots in Chowchilla range from $40,000 to $50,000 per single-family lot. Improvement costs (i.e., infrastructure, grading) necessary for the construction of a single dwelling unit can add $10,000 or more per lot. The average price of a new home in Chowchilla is approximately $180,000 for a 1,400 square foot home and the average price for existing homes the same size is between $150,000 and $170,000. The price per square foot would therefore be $128 for new homes and between $107 and $121 for existing homes.

Local land developers were contacted in an attempt to determine typical construction for multi-family housing. According to the local land developers, an estimation of per unit cost is very difficult to determine; too many variables influence cost. Typically, per unit cost for improvements, and development and processing fees for multi-family projects are less than improvement costs, and development and processing fees than for a single-family development, based on a per unit analysis.

Mitigation measures dealing with land costs open to local governments identified below include the use of Community Development Block Grant (CDBG) funds to write down land costs and use of government-owned, surplus land for housing projects. Neither one of these options may be available to small jurisdictions. In both cases, the kind of housing most likely to benefit is assisted, low-income housing funded through a state or federal program. Local governments can use CDBG infrastructure to write down the cost of construction, the preferred method being the financing of infrastructure improvements.

Mitigation measures to reduce construction costs include the following:

- Land .....Allow smaller lots
- Improvements .....Could reduce level of improvements required
- Fees .....Reduce fees
- Labor.....Self Help Housing
- Materials .....Can not mitigate
- Administrative and Profit.....Reduced if developed by Non-profit Agency

While the implementation of the above mitigation measures would provide a way to increase the housing stock within the City of Chowchilla, some measures might not produce desired results. For example, the reduction in lot size less than 5,000 square feet could create unsafe street conditions due to the reduction in play area and set backs. Additionally, it has been the City's experience that smaller lots create crowded parking conditions on streets increasing potential traffic hazards in neighborhoods. It may be necessary to consider providing additional park space or encouraging developers to utilize the existing PUD ordinance to make up for the loss of recreational area.

Utilization of self help and non-profit entities can provide a substantial savings in the cost of developing new housing. Through the use of these organizations, not only is the actual cost of development reduced, but the "pride of ownership" is increased through "sweat equity" provided by the homeowner. In addition, non-profit housing entities are typically quite adept at identifying and using alternative funding sources. Such alternative funding sources can effectively lower the cost of home ownership even more, and result in more households qualifying for housing.

LIFESTYLE

The increase in housing costs during the 1990's was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them. The trends in California, due to governmental and non-governmental constraints and the

resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units especially in more heavily populated and urbanized areas. However, in Chowchilla, larger single-family units are still the preference.

Special Constraints

AT RISK HOUSING UNITS

State law requires that each city provide an analysis and programs for preserving existing affordable multi-family rental housing units which were developed with public subsidies. The analysis must address units which may potentially be converted to market-rate housing within a ten year period from July 2000 to July 2010. There are two projects in Chowchilla containing a total of 75 affordable housing units which were developed with federal interest rate and rental subsidies (reference Table 5-4). In exchange for the subsidies, the project developer agrees to retain rental rates affordable to lower income households for a specified number of years.

Table 5-4
At-Risk Federally Assisted Multifamily Housing, December 2003
City of Chowchilla

Project Name	Federal Insurance Program	Owner Type	Assisted Units	Sec. 8 Exp. Date	Risk Assessment*
Chowchilla Terrace	Section 515	LP	37	N/A	At Risk
Colusa Avenue Apts.	Section 515	LP	38	N/A	At Risk

Source: U.S. Department of Housing and Development, U.S. Department of Agriculture, California Housing Partnership Corporation
*Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The assisted multi-family rental developments which could potentially lose affordable units by the year 2010 are Chowchilla Terrace which has a total of 37 affordable units and Colusa Avenue Apartments which has a total of 38 affordable units.

State Law Requirements. In accordance with State Legislation, this Housing Element includes analysis and programs for preserving assisted multi-family rental housing developments. The State legislation was passed in 1989 in response to the potential loss of numerous affordable rental units which have received assistance from Federal, State, and/or local programs.

The State legislation was adopted as Section 1451, Statutes of 1989, which amended Section 65583 of the State of California Government Code. The State law requires that each city and county provide an analysis and program for preserving assisted rental housing developments during a ten-year period. Further, the preservation analysis and programs must be updated every five years, at the same time the other sections of each locality's housing element are updated. For the City of Chowchilla the current preservation analysis period is July 1, 2000 to July 1, 2010.

Pursuant to State law, the following components are included in this analysis:

- Inventory of units at risk of losing use restrictions;
- Cost analysis of preserving at-risk units versus replacing them;
- Nonprofit entities capable of acquiring and managing at-risk projects;
- Potential preservation financing sources; and
- Efforts to preserve units at risk of losing use restrictions.

Two multi-family rental projects in Chowchilla totaling 75 units, were constructed using federal subsidies. In exchange for the subsidy, the developer was required to provide the rental units to low-income residents for a specified period of time. All 75 units could potentially convert to moderate and market-rate housing by the year 2010. The conversion of any low-income apartments would be a significant reduction on the amount of affordable housing available in Chowchilla. Section 8 existing housing is the only means the City has to subsidize families in rental apartments, and its continuation is critical for maintaining subsidized rentals for families.

Inventory of Units At Risk of Losing Subsidies. The following summarizes the existing assisted multi-family rental housing developments in the City of Chowchilla. In addition, the narrative includes data regarding ownership and other characteristics. The City conducted a comprehensive inventory of all multi-family rental units that were assisted under the following programs:

1. HUD Programs:
   - Section 8 Lower-Income Rental Assistance
   - New Construction
   - Substantial or Moderate Rehabilitation
   - Loan Management Set-Aside
   - Section 213 Cooperative Housing Insurance
   - Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
   - Section 236 Interest Reduction Payment Program
   - Section 202 Direct Loans for Elderly or Handicapped
   - Community Development Block Grant Program

2. FMHA Section 515 Rural Rental Housing Loans

3. State and local multi-family revenue bond programs

4. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

The sources used to document the project information and contract/termination dates include the California Housing Partnership Corporation's "Federally Assisted Multifamily Housing," and discussions with the City of Chowchilla.

Multi-Family Developments. The following is a description of the projects at-risk of conversion to market rate in the 2000 to 2010 period.

- **Chowchilla Terrace.** This development includes 37 units. The development is occupied by low income individuals and is in great condition. All 37 units in the development are affordable to low income families. Chowchilla Terrace is a recipient of Section 515 financing. The contract is renewed annually. The apartment complex was built in 1991. It was built specifically to provide affordable units, and the apartment manager said that the owners have no plans to turn the units into market rate. The risk assessment for Chowchilla Terrace is therefore considered "low-risk".

- **Colusa Avenue Apartments.** This apartment complex includes 38 Section 515 units. The complex is occupied by low income individuals and is in very good condition. Colusa Avenue Apartments are approximately 20 years old. The existing Section 515 contract is nearing its expiration date, however, the apartment manager reported that the new owners (non profits) plan on signing a 55-year contract that will ensure that the 38 units stay affordable. Additionally, the City has been advised that the facility is scheduled for a $2.5 million remodel with bond money and tax credits. The risk assessment for this complex is therefore considered low; new affordability covenants will remove the units from the 'at risk' status.

Costs Analysis. Based on federal and state guidelines, an order of magnitude cost analysis was conducted to compare the costs to replace Chowchilla Terrace and Colusa Avenue Apartments with the cost to preserve affordability of the projects.

The order of magnitude costs analysis indicates that the cost to preserve the units at Chowchilla Terrace and Colusa Avenue Apartments is less than the cost to replace the units. The cost of construction and land to replace the 75 units is approximately 5.6 million. Assuming an "equity" investment of 20 percent, replacement costs would total 1.1 million up front, while ongoing costs would total nearly 775 thousand annually (debt service and operating costs).

All of the 75 households currently residing in these complexes are provided Section 515 assistance.

Preservation Financing Sources. This section provides a brief summary of the existing public financing sources available for the preservation of affordable housing units at risk of conversion to market rate. This list of financing sources represents a sample of the type of programs that may be available during the time of potential conversion.

Community Development Block Grant (CDBG) program. The State Housing and community Development Department (HCD), through funds provided by the U.S. Department of Housing and Urban Development (HUD), administers a competitive CDBG annual grant program for planning activities and specific projects. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower

income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

Redevelopment Tax Increment Housing Set-Aside Funds. The City has a newly-established Redevelopment Agency, just beginning to build tax increment. Redevelopment funds can be utilized to provide acquisition, construction and rehabilitation of housing developments that are available to low and very low-income households. Twenty percent (20%) of the incremental tax revenues derived from redevelopment project areas must be used for the provision of affordable housing within the community to residents whose incomes do not exceed 120 percent of median income. Although RDA funds are limited at present, the City could utilize the set-aside or more to help preserve low-income units.

Low-Income Housing Tax Credits. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years. The City has recently approved an 80 unit Opportunities Builders project that is applying for tax credits.

HOME Program. HOME funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects "at-risk" of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners and eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for ale to a) non-profit organizations, b) tenants, or c) public bodies for a 12-month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

Entities Interested in Participating in California's First Right of Refusal Program. The California Department of Housing and Community Development has listed four entities with possible interests in participating in California's First Right of Refusal Program in Madera County.

These agencies will be notified of known potential or impending conversions to encourage their positive response and proactive participation; see Action 4.d.

ACLC, Inc.
42 North Sutter Street, Suite 206

Stockton, CA 95202
(209) 466-6811
(209) 466-3465
Carol J. Ornelas

Christian Church Homes of Northern California, Inc.
303 Hegenberger Road, Suite 201
Oakland, CA 94621-1419
(510) 632-6714
(510) 632-6755
William F. Pickel

Housing Assistance Corp
P.O. Box 11863
Fresno, CA 93775
(559) 445-8940
(559) 443-8422
Kathleen Paley

Self-Help Enterprises
P. O. Box 351
Visalia, CA 93279
(559) 651-1000
(559) 651-3634
Peter Carey

CHAPTER SIX

GOALS, POLICIES AND PROGRAMS

CHAPTER SIX – GOALS, POLICIES AND PROGRAMS

This section describes housing goals, policies, objectives and action programs for the City of Chowchilla for this planning period. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. An action program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan and constitute the City's local housing strategy.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development have established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

Housing Element Update

The City of Chowchilla General Plan Housing Element is consistent with, and addresses, the above-stated State goals. The goals of the City of Chowchilla Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents.

The Goals, as stated in the 1992 Chowchilla Housing Element, have been amended to eliminate specific goals, objectives and programs relative to establishing a Redevelopment Agency, which has been accomplished, and establishing a Joint Housing Authority, which was never truly consummated. A City Housing Authority has been established and is administered by the City of Madera for various housing programs. Reference to the City Housing Authority has been incorporated into an action program. The remaining goals encompass provisions for new construction, conservation of existing stock, affordability, and availability of adequate housing for all persons.

GOALS:

Goal 1: Provision of Adequate Sites for Housing Development

Objective A: Provide adequate sites at suitable locations throughout the community to accommodate a range of housing responsive to the needs of all income groups.

Goal 2: Ensure adequate provision of housing for all household income groups.

Objective A: Provide adequate housing supply to meet the needs of very low-, low- and moderate-income groups and the special housing needs of City residents.

Goal 3: Address and, where appropriate and possible, remove governmental constraints to the development, improvement and maintenance of City's housing stock.

Objective A: Ensure that the review and approval process for residential projects does not create unreasonable obstacles to adequate housing development.

Goal 4: Conserve and enhance existing housing stock.

Objective A: Conserve and enhance existing housing stock and neighborhoods, particularly affordable housing in older areas of the City.

Objective B: Maintain community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

Goal 5: Create housing opportunities for households with special needs

Objective A: Provide accommodation of housing suitable for all special needs groups.

Goal 6: Ensure that all residents have access to housing void of discrimination or discriminating activities pursuant to civil rights laws.

Objective A: Support the strict observance and enforcement of anti-discrimination laws and practices.

Goal 7: Promote energy conservation/efficiency.

Objective A: To promote energy conservation activities in all residential housing developments and rehabilitation activity.

Policies and action programs from the existing Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate.

Note: Implementation of action programs shall be on a continuous basis and the responsibility of the Planning Department unless otherwise noted in the program description. Monitoring will be accomplished annually through the General Plan status report required by Government Code 65400.

GOAL 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

Policy 1.1 The General Plan shall designate sufficient vacant land for residential development to accommodate anticipated population growth projections.

Policy 1.2. Encourage housing development on vacant lots within existing developed areas of the City where public infrastructure is in place.

Policy 1.3. Promote balanced, orderly growth to minimize unnecessary development costs of housing.

Policy 1.4. Take in account the location of affordable housing relative to employment, transportation, and other facilities.

Policy 1.5. Review and update Chowchilla's General Plan on a regular basis to ensure that growth trends are accommodated.

Action 1.a. The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the very low- and low-income groups.

Timeline: 2004
Funding Source: General Fund
Quantifier: Adequate zoned land inventory, at least 150% of need

Action 1.b. The City will establish an incentive program of reduced development fees, permitting certain mixed uses, and expedited site plan permitting to encourage urban infill.

Timeline: 2004
Funding Source: General Fund
Quantifier: Established infill incentive program

Action 1.c. The City will prepare an inventory of government owned land within the City and its "Sphere of Influence", and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with assisted housing.

Timeline:	2005
Funding Source:	CDBG or Proposition 46 funds, as available and appropriate
Quantifier:	Funded application expended on project of 15 units

Action 1.d. The City will apply for additional CDBG or Proposition 46 funds to either acquire or extend necessary services to in-fill parcels for housing development.

Timeline:	2005 and annually thereafter
Funding Source:	CDBG or Proposition 46 funds, as available and appropriate
Quantifier:	Funded application expended on project in support of 3 units annually

GOAL 2 ENSURE ADEQUATE PROVISION OF HOUSING FOR ALL HOUSEHOLD INCOME GROUPS

Policy 2.1. Designate adequate medium and medium-high density areas on the General Plan to provide for the development of apartments and other forms of high-density housing.

Policy 2.2. Pursue funding under federal and state programs for affordable housing construction and rehabilitation.

Policy 2.3. Provide density bonuses to homebuilders proposing to include a minimum specified percentage of very low- and/or low-income housing within residential zoning districts to increase supply of affordable housing.

Policy 2.4. ~~Encourage the development of second units in appropriate residential zoning districts to increase supply of affordable housing.~~ Enact Zoning Ordinance revisions in a timely manner to maintain City compliance with state law.

Action 2.a. The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) to develop at least 10 affordable, low-income and special needs housing annually, assisting development as possible with awarded grant funds.

Timeline:	2004 and annually thereafter
Funding Source:	HOME, Proposition 46, Tax Increment, Tax Credits
Quantifier:	Development Agreement

Action 2.b. The City will review, update, clarify-, and amend as necessary, the Zoning Ordinance at least annually for written consistency with state law including density bonuses, second units, group homes and facilities, homeless, low-income, disabled, seniors and other special needs populations, allowing group homes of six or less by right as a family dwelling in the same zone, in

accordance with state law; and develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods.

Timeline:	2004 and annually thereafter
Funding Source:	General Fund
Quantifier:	Findings report to Council

Action 2.c. The City of Chowchilla will develop an informational flyer, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for FmHA 502 Interest Subsidy programs. The City will take actions necessary to expedite processing and approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.

Timeline:	2005 and annually thereafter
Funding Source:	General Fund or CDBG Technical Assistance
Quantifier:	Developed flyer, developer list, report of mailing results.

Action 2.d The City of Chowchilla will encourage the application of the City's community design standards, as described in Chapter Five, Table 5-1 and following narrative, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods.

Timeline:	2004 and ongoing
Funding Source:	Not applicable
Quantifier:	Not applicable

Action 2.e. The City will manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment by consistent (annual) review of development standards.

Timeline:	2004 and ongoing
Funding Source:	Not applicable
Quantifier:	Not applicable

GOAL 3 ADDRESS AND, WHERE APPROPRIATE AND POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT; IMPROVEMENT AND MAINTENANCE OF CITY'S HOUSING STOCK

Policy 3.1. Explore possible modifications to the Zoning Code which could increase the development of affordable housing, including, but not limited to

streamlining of the local permit approval and review processes and evaluation of the City's application, processing and development fees to determine their effect on the cost of providing housing, considering fee modifications to reduce the cost of housing where appropriate.

Policy 3.2. Continue to plan for the timely and adequate expansion and/or improvement of public infrastructure to coincide with housing development and improvements.

Action 3.a. The City will review its zoning ordinance annually to identify potential obstacles to the timely development of housing.

Timeline: 2004, and annually thereafter.
Funding Source: General Fund
Quantifier: Annual report to Council

Action 3.b. The City staff will conduct an annual meeting, inviting local and regional housing developers to discuss potential impediments to the development of new housing opportunities. Developer recommended revisions to the Zoning Ordinance and/or development standards, as appropriate and feasible within the law will be presented to Council for consideration.

Timeline: 2005 and annually thereafter
Funding Source: General Fund
Quantifier: Report to Council

Action 3.c. The City will apply for funds to conduct a housing affordability study. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), processing and development fees to determine their effect on the cost of providing housing. The results of the study will be presented to Council.

Timeline: 2005
Funding Source: CDBG Technical Assistance Grant
Quantifier: Completed study

Action 3.d. The City of Chowchilla will continue to participate with Madera County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.

Responsible Agency: City of Chowchilla Planning Department and LAFCO
Timeline: 2004
Funding Source: General Fund
Quantifier: Completed SOI update

Action 3.e. The City will complete the revision of the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobilehome Park Districts.

Timeline:	2004
Funding Source:	General Funds
Quantifier:	Revised Zoning Ordinance

GOAL 4 CONSERVE AND ENHANCE EXISTING HOUSING STOCK

Policy 4.1. The maintenance and repair of existing owner-occupied and rental housing shall be encouraged to prevent deterioration of housing stock in the City.

Policy 4.2 Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.

Policy 4.3 Manage public housing projects and conduct regularly scheduled visits to ensure proper maintenance of the area's public housing inventory.

Policy 4.4 Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

Action 4.a. The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every 5 years and updating its housing conditions database based on the survey results.

Timeline:	2004
Funding Source:	CDBG Technical Assistance Grant
Quantifier:	Completion of Housing Condition Study and database entry

Action 4.b. The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to state and federal housing rehabilitation sources to provide available funds for the removal of unsafe, substandard dwellings which cannot be economically repaired, and the rehabilitation of substandard and deteriorating housing units.

Timeline:	2004 and annually thereafter
Funding Source:	CDBG, HOME. Proposition 46 programs and others as may be applicable and available
Quantifier:	At least 10 rehabs accomplished annually

Action 4.c. The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance

programs for distribution by Code Enforcement and display in public offices.

Timeline:	2004 and annually thereafter
Funding Source:	CDBG Program Income funds
Quantifier:	Published brochure distributed

Action 4.d. The City Planning Department is given sole responsibility to at least annually contact the ownership of identified 'at-risk' subsidized multi-family housing facilities. The ownership status and future plans will be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately of potential change of ownership or loss of low-income units. Upon notification the City will immediately contact the qualified agencies listed in Chapter Five, and others that may have since registered with HCD. Along with the (funding) resources listed in that Chapter, the City will provide staff assistance and fast-track permitting for needed improvements.

Timeline:	2004 and at least annually thereafter
Funding Source:	General Fund
Quantifier:	To be determined

GOAL 5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS

Policy 5.1. Ensure that new and redevelopment residential developments include housing accessibility to all special needs populations including, but not limited to, disabled, large families, overcrowded households, low- and lower-income households, single parents, homeless, and farmworkers.

Action 5.a. The City will continue to implement, through the building permit process, all federal and state requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals.

Timeline:	2004 and ongoing
Funding Source:	General Fund
Quantifier:	Not applicable

Action 5.b. The City will require that all multi-family housing projects include at least 2 percent of the units meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.

Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded, the general process of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies within the City and County. To streamline the process, requests will be managed by the City's Director of Community Development.

Timeline: 2004 and ongoing
Funding Source: Not applicable
Quantifier: Two percent of assisted development units accessible

Action 5.c. In conjunction with Actions 1.a, b, and c and Actions 2.a, b, and c, the City will additionally identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors) and additional group home facilities. Developers will be contacted and advised of the identified site for these uses.

The City will provide assistance as funds are available to organizations seeking to develop or convert residential buildings for use as group homes for persons with ~~physical conditions~~special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or state funding, and/or waiving of certain fees or development standards.

Timeline: 2004 and ongoing
Funding Source: CDBG, HOME, Proposition 46 programs
Quantifier: Assistance as requested and funds available

Action 5.d. During current and future review of its zoning ordinances (see Action 2.b), the City will determine steps to ensure the reduction or removal of potential constraints that might negate the development of sufficient numbers and types of residential care facilities pursuant to community need. Compliance with state law for measures such as, but not limited to, eliminating the use permit requirement for group ~~for facilities~~ group homes serving 6 or less and larger facilities for 7 or more individuals, and density bonuses will be enacted. ~~Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded and the general process of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies within the City and County. To streamline the process, requests will be managed by the City's Director of Community Development.~~

Timeline: 2004 and annually thereafter
Funding Source: General Funds

Quantifier: Report to Council

Action 5.e. The City will provide assistance to rental housing developments that contain at least 10 percent of affordable three and four bedroom dwelling units. Assistance is available in the form of City staff aid in applying for available federal and/or state programs, project density bonuses, and fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.

Timeline: 2004 and ongoing
Funding Source: General Funds
Quantifier: Annual report to Council of assisted units.

Action 5.f. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue federal and state funds for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services.

Timeline: 2004 for guideline completion; 2005 developer recruitment
Funding Source: CDBG, HOME, Proposition 46 programs
Quantifier: Adopted guidelines, developer agreement

Action 5.g. The City of Chowchilla will actively pursue non-profit partners to apply for AHDC funds to implement construction of rental housing for seniors and handicapped and will take all actions necessary to expedite processing and approval of such projects.

Timeline: 2005
Funding Source: Affordable Housing Development Corporation
Quantifier: Developer agreement, funding secured

Action 5.h. The City of Chowchilla will actively pursue non-profit sponsors to jointly develop a Migrant Farm Worker Rental Housing facility The City will sponsor an application for funds to the Joe Serna and/or Proposition 46 farmworker housing program(s).

Timeline: 2005, 2007
Funding Source: State Joe Serna and/or Proposition 46 program
Quantifier: Development agreement, funding secured

Action 5.i. Complete Zoning Ordinance revision currently underway (See Action 2.b.) to reflect specified zones where emergency and transitional shelter may be located. The City will consider ordinance constraints during its annual review if any are identified. Zones Industrial 1 and 2 will also be considered

as a potential conditional use because of the easy egress and ingress to the community.

Timeline:	2004
Funding Source:	General Fund
Quantifier:	Completed revised Zoning Ordinance

GOAL 6 ENSURE THAT ALL RESIDENTS HAVE ACCESS TO HOUSING VOID OF DISCRIMINATION OR DISCRIMINATING ACTIVITES PURSUANT TO CIVIL RIGHTS LAWS.

Policy 6.1. Encourage enforcement of fair housing laws throughout the City.

Policy 6.2. Implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.

Action 6.a. The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. As a semi-annual community service, the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The information shall be printed in English and Spanish.

Timeline:	2004 and ongoing
Funding Source:	General Funds
Quantifier:	As needed assistance reported to Council annually

GOAL 7 PROMOTE ENERGY CONSERVATION/EFFICIENCY

Policy 1. Continue to implement state energy conservation standards.

Policy 2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 3. Encourage maximum utilization of federal, state and local programs which assist homeowners in providing energy conservation measures.

Action 7.a. Through the City's site plan review process ensure housing construction that is environmentally sound, cost effective, and promotes energy efficiency. Encourage new developments to incorporate housing design and orientation techniques that reflect energy efficient site planning and use of passive solar access standards through the dissemination of PG&E published information brochures available at City Planning Department.

Timeline: 2004 and ongoing
Funding Source: General Funds and PG&E
Quantifier: Not applicable

Action 7.b. In conjunction with scheduled City Zoning Ordinance and Design Standards review, identify and make recommendations for amendments to requirements which potentially inhibit site planning for solar access.

Timeline: 2004 and annually thereafter
Funding Source: General Fund
Quantifier: Reviewed Zoning Ordinance and Design Standards

Action 7.c. The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status.

CONCLUSION

The foregoing programs are considered appropriate and desirable to ensure that the City's 2003-2008 Fair Share Housing Allocation shown in Table 6-1 are met in a timely and cost effective manner. The City has developed quantitative objectives, along with annual targets to ensure that the five-year objectives are met. Additional objectives of rehabilitation and conservation are also shown.

In implementing those objectives, the City will require funding from a variety of sources including, but not limited to, CDBG, HOME and Proposition 46 programs.

Table 6-1
Regional Housing Need Allocation by Income Group
City of Chowchilla

Income Group	New Construction	Rehabilitation	Conservation
Very Low	179	70	75
Low	147	60	67
Moderate	266	110	117
Above Moderate	495	0	0
Total	1,087	240	259

Table 6-2 illustrates the annual quantified objectives and relevant programs. Table 6-3 demonstrates potential funding sources for implementation.

Table 6-2
Quantified Objectives

Program Objectives	Fiscal Year Ending 2004	2005	2006	2007	2008	Total
Residential Infrastructure Improvements	40	40	40	40	40	200
Housing Rehabilitation						
Moderate	5	5	5	5	5	25
Substantial	1	1	1	1	1	5
Housing Replacement	2	2	2	2	2	10
In fill Development	3	3	3	3	3	15
Demolition/Abatement	2	2	2	2	2	10
First Time Homebuyers	20	20	20	20	20	100
New Construction – Low Income		80		10		90
New Construction – Special Needs	15	15	15	15	15	75
Farm Worker Housing	10	10	10	10	10	50
Special Needs Housing Rehabilitation	8	8	8	8	8	40
Total Assisted Units	106	186	106	116	106	620

Table 6-3
Program to Address

Program Objectives	Potential Program
Residential Infrastructure Improvements	5.b, 5.c, 5.e
Moderate	4.b
Substantial	4.b
Housing Replacement	4.b
In fill Development	1.b, 1.c
Demolition/Abatement	4.b
First Time Homebuyers	2.c, 5.b
New Construction – Low Income	1.c, 2.a, 2.c, 2.g
New Construction – Special Needs	1.c, 2.a, 2.c, 5.a, 5.b, 5.c, 5.e, 5.g
Farm Worker Housing	5.h
Special Needs Housing Rehabilitation	5.c
Housing Preservation	4.d

Table 6-4
Costs and Financing

	Fiscal Year Ending					
Program Costs	**2004**	**2005**	**2006**	**2007**	**2008**	**Total**
Residential Infrastructure Improvements	$40,000	$41,000	$42,025	$43,076	$44,153	$210,253
Housing Rehabilitation						
Moderate	75,000	76,875	78,797	80,767	82,786	394,225
Substantial	25,000	25,625	26,266	26,922	27,595	131,408
Housing Replacement	100,000	102,500	105,063	107,689	110,381	525,633
In fill Development	75,000	76,875	78,797	80,767	82,786	394,225
Demolition/Abatement	20,000	20,500	21,013	21,538	22,076	105,127
First Time Homebuyers	300,000	340,000	340,000	400,000	400,000	1,780,000
New Construction – Low Income		1,600,000		200,000		1,800,000
New Construction – Special Needs	150,000	150,000	150,000	225,000	225,000	900,000
Farm Worker Housing	555,556	555,556	555,556	555,556	555,556	2,777,778
Special Needs Housing Rehabilitation	12,000	12,000	12,000	12,000	12,000	60,000
Contingency and Admin	202,883	450,140	211,427	262,997	234,350	443,420
Total	1,555,439	3,451,070	1,620,942	2,016,311	1,796,683	9,522,068
Program Funding						
CDBG	400,000	410,000	420,250	430,756	441,525	2,102,531
Proposition 46 Programs	400,000	400,000	400,000	400,000	400,000	2,000,000
HOME	800,000	800,000	800,000	800,000	800,000	4,000,000
Low Income Housing Tax Credits		1,600,000		200,000		1,800,000
Redevelopment Set aside	100,000	105,000	110,250	115,763	121,551	552,563
Program Income	84,567	170,110	256,660	344,253	432,923	2,288,514
Total	1,784,567	3,458,110	1,987,160	2,290,772	2,195,999	11,743,608

Of the 1,087 new units required, 495 are projected to be utilized by households in the Above-Moderate income category. Development of this type of housing has historically been market driven and requires no governmental subsidy or assistance. The number of new construction units that may need assistance, and for which programs have been addressed, is 592.

Conservation efforts are aligned with both new construction and rehabilitation and focus on community design and improvement standards for new development and neighborhood conservation through maintenance and enhancement of current housing stock. Conservation can also take the form of preservation of 'at-risk' subsidized housing. The City has included a program for continual monitoring for warnings of conversion as well as coordinating the transfer of ownership if possible to a non-profit housing agency.

CHAPTER SEVEN

PUBLIC PARTICIPATION

CHAPTER SEVEN – PUBLIC PARTICIPATION

2003 Housing Element General Plan Advisory Committee

The City of Chowchilla extends its sincere appreciation and gratitude to the members of the 2004 Housing Element Task Force. These people were integral to the development of the Housing Element and are to be commended for their dedication to the community.

The City committed to involving as many interested agencies, individuals and housing advocates as possible in an effort to achieve the ultimate potential of public input in the period of time available.

One publicly advertised meeting was held with each member of the following agencies, Planning Commission and City Council personally invited. Several members provided information individually, relative to their fields of expertise and experiences.

City Council	Jerry Belton	Mayor
	Al Lucchesi	Mayor Pro-Tem
	Ron Harris	Council Member
	Al Ginsburg	Council Member
	Glen Igo	Council Member
Planning Commission	Dr. Kenneth Bernstein	Chairman
	Curtis Bennett	Vice Chairman
	Ron Lawson	Commissioner
	Duff Bryant	Commissioner
	Philip Williams	Commissioner
	Earl Cox	Commissioner
	Jim Kopshever	Commissioner
Other Representatives	Mike Davis	DH Builders
		Kemp Land Co.
	Joanna Nugent	Self-Help Enterprises
		Washington Square
	Mike Pistoresi	DMP Development
	Robby Littrell	Littrell Homes
	Eric Kjeldgaard	Opportunity Builders
	Christina Richards	Madera City Housing Authority
	Martin Boone	FBL 1998, LLC Golden Acres
	CBM Management Group	Colusa Avenue Apartments
	Bob Dillon	AHDC
	David Hanham	Dep. Director of Community Development

The first meeting on March 17 provided members with an overview of the process and a spreadsheet (See Chapter Two) listing all policies and programs of the 1992 Housing Element. A review and critique of each program determined progress or success and the need to continue or adjust various programs. In addition, constraints and opportunities for housing development and programs for the 2004 Housing Element were developed. Once drafted, the document was overnighted to each of those above, and made available at the city Planning Department Counter as advertised, for review and comment. Comments received, including verbal comments from CA Department of Housing and Community Development staff, were considered by the City and Consultant. The Housing Element was adopted on March 30, 2004.

The City acknowledges the opportunity for public input may have been limited because of the constricted time frame for review and adoption to meet the eligibility requirements for certain funding. Public notices (printed in English and Spanish) informed residents that comments will be considered on the Housing Element update up until the public hearing for adoption of the revised element. Notices were posted at City Hall and the Public Library. Task Force members were requested to post the notices at their places of business where their clients and constituents may see them and were given extra copies to provide to other interested persons.

As a part of this process the City used several methods to solicit comprehensive and continued input and participation from local residents, housing developers, non-profit housing development and management organizations, and social service providers, particularly the following representing various economic segments of the community: Opportunity Builders, Self-Help Enterprises, and California Rural Legal Assistance. The City distributed and mailed announcements of public meeting of interest to residents and stakeholders to persons and entities listed above. The City utilized accepted standards of noticing the Draft Element within general circulation newspapers and provided copies of the document for each of the Task Force members with instructions to have others review the document and make comments. Since the original adoption in April of 2004, the City has kept open the public comment period pending HCD approval. Upon ~~HCD~~ City Council approval of the document, the City will submit it to HCD for compliance confirmation and certification.

The City has kept copies of the Housing Element available for the public and stakeholders to review and comment on key housing issues within the City of Chowchilla since its first draft submittal to HCD. In September 2004, the City received several comments through HCD from the California Rural Legal Assistance, concerning public participation, policies and programs, the general state of housing, and statistical data. The ~~that~~ City considered these comments and reviewed the element. The general area that the comments from CRLA covered were adequately addressed in the document. The City modified many of its policies from the 1992 document to better meet the needs of its residents and current conditions. The City has worked diligently on completing programs that were not accomplished from the 1990 Housing Element and eliminated policies that have been successfully completed or no longer valid. The City utilized noticed public settings to review the document and include the task force members and the public.

Intergovernmental Coordination

The City of Chowchilla Council members work closely with regional planning agencies. Circulation of the Housing Element occurred to all interested agencies seeking their comments.

The objectives, goals, policies, and use of funding in the Housing Element are not substantially different than those of the General Plan. In conjunction with the General Plan, the Planning Commission will adopt a finding of internal consistency among all City plans, policies, and ordinances. When amendments are made to the existing plans, including the General Plan, the City Council or the Planning Commission must find them to be consistent with the existing General Plan before approving the amendment. This is how the consistency among plans, amendments, and ordinances within the City of Chowchilla is maintained.

Environmental Review

A programmatic environmental review is being conducted and will be circulated for comment during the 60-day public review period for the draft Housing Element. It is anticipated that a Negative Declaration will be adopted at the time of Housing Element adoption along with appropriate Findings of Consistency.

Performance Evaluation

At least annually, the City of Chowchilla will review the programs of the 2004 Housing Element to track and record progress of implementation. An annual status report will be made to the City Administrator and a mid-program review will be presented to the public and the City Council in Fiscal Year 2005-2006.

Provision For Update

The annual status report process is included to provide for a specific function of review and evaluation, and bring forth the supporting evidence of need for updating the Housing Element. Should new information elicit such need to adjust programs in order to meet stated goals, said adjustments may be made at that time.

Engineering

Architecture

Planning

Land Surveying

GIS/GPS

Biology

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